



Situated in the popular village of Bawdeswell is this good sized first floor flat comprising two bedrooms, fitted kitchen and bathroom and also benefiting from an allocated off road parking space to the rear of the building. EPC Rating: E/52

Available: Immediately  
Furnishing: Unfurnished  
Council Tax: Band A  
No Smokers  
No Pets

Damage Deposit: £914.00  
Holding Deposit: £182.00

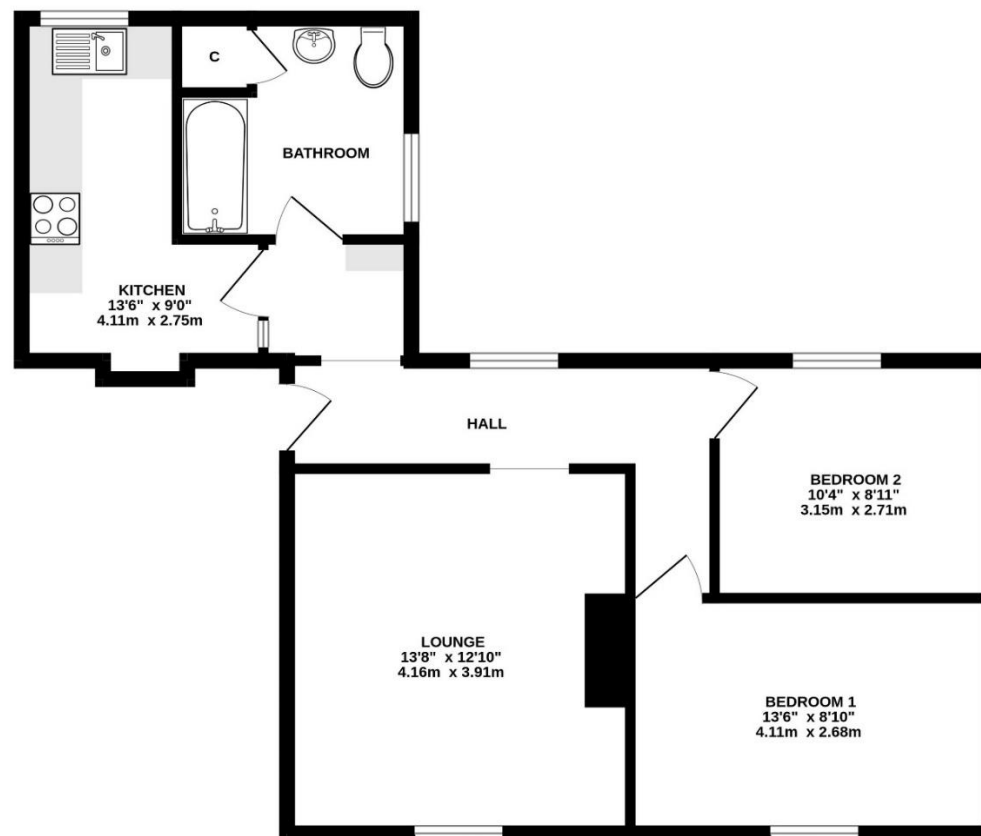
#### Directions

From Reepham head out of the town along Dereham Road and continue for roughly 3.5 miles. Continue into Bawdeswell and take the right hand turning into The Street. Continue for approximately 500 yards and Bell Inn will be found on the right hand side where the road meets the junction with Paradise Lane.

#### Situation

Bawdeswell is a well served village located approximately 13 miles North West of Norwich on the A1067 Fakenham Road. The village has a primary school, well stocked Morrisons mini-supermarket and regular bus connections between Fakenham and Norwich. Bawdeswell is just a short drive from the ever popular, pretty Market town of Reepham, which boasts a great variety of local independent shops, businesses and cafe's.

Property being marketed by the Reepham office AR0194



TOTAL FLOOR AREA : 648 sq.ft. (60.2 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**PARSONS**  
— COMPANY —

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