



Fiskerton Road, Reepham



£235,000

- Detached Bungalow
- Three Bedrooms
- In Need Of Modernisation
- Double Garage
- NO ONWARD CHAIN
- Village Location
- Freehold
- EPC rating D



Three bedrooms detached bungalow located in the beautiful village of Reepham, Within walking distance of local Amenities. The property needs modernisation and benefits from being sold with NO ONWARD CHAIN.

The property offers entrance hall, kitchen, 17ft lounge*, three bedrooms and bathroom. Outside the property there is lawned gardens to the front and rear and driveway leading to detached double garage.

Entrance Hall

External door to front aspect and access to loft.

Kitchen

10'1" x 11'1" (3.1m x 3.4m)

External door to side aspect and window to front aspect. Fitted with a range of wall and base units with worktops over, freestanding dual fuel cooker, plumbing for washing machine, sink with drainer and radiator.

Lounge

11'0" x 16'8" (3.4m x 5.1m)

Windows to front and side aspect, feature fireplace and radiator.



Bedroom One

11'1" x 12'1" (3.4m x 3.7m)

Window to rear aspect and radiator.

Bedroom Two

7'0" x 10'7" (2.1m x 3.2m)

Window to rear aspect, airing cupboard and radiator.

Bedroom Three

6'0" x 9'2" (1.8m x 2.8m)

Window to rear aspect and radiator.

Bathroom

6'0" x 7'0" (1.8m x 2.1m)

Window to rear aspect and fitted with panel bath with shower over, wash hand basin, low level WC and radiator.

Outside

To the front of the property there is a lawned garden and driveway leading to detached double garage. Rear garden laid to lawn and patio area.

Garage

18'0" x 18'0" (5.5m x 5.5m)

Two up and over doors, power, and lighting.

Agent Note

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.



Floorplan

GROUND FLOOR
882 sq.ft. (82.0 sq.m.) approx.



TOTAL FLOOR AREA : 882 sq.ft. (82.0 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



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