





Birchams Yard,Reepham Norwich NR10 4JN

william h brown

welcome to

Birchams Yard, Reepham Norwich

Attractive 2 bedroom character cottage, set off the road, in the heart of old Reepham, with parking and small patio. Summer 2026 saw the completion of an extensive renovation and modernising, with stylish modern amenities now blending with character feature. Ready to go with no onward chain.



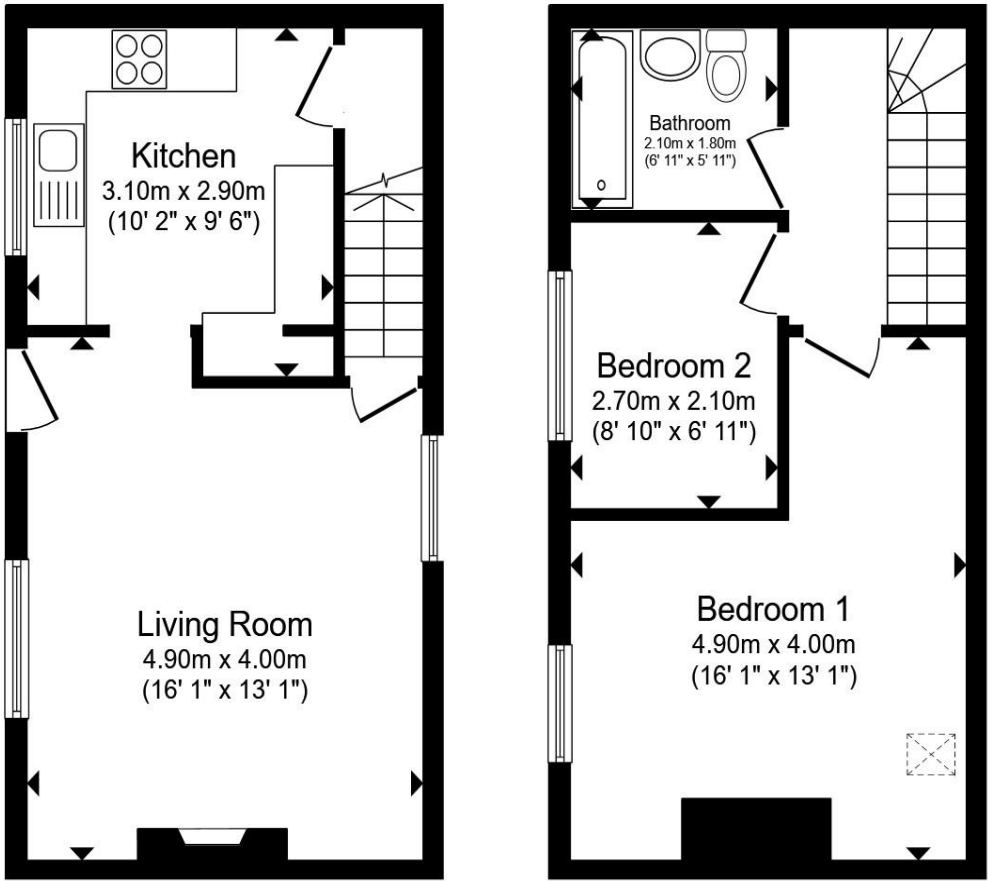












Total floor area 62.6 m² (674 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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First Floor Landing

Bedroom 1

Bedroom 2

Open Plan Living Space

Bathroom

Outside

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks.
Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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Birchams Yard, Reepham Norwich

- Newly modernised 2 bedroom period cottage
- Modern style and amenities blend with character features
- Ready to go with no onward chain
- Set away from the road with parking/garage
- Handy for picturesque market square and amenities

Tenure: Freehold EPC Rating: Exempt
Council Tax Band: C

£289,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/RPM104051

The Property Ombudsman

Property Ref:
RPM104051 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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