



11 Station Road

Guide Price: £220,000

A well maintained Grade II Listed cottage offering surprisingly spacious accommodation with character features including ceiling beams.

From the entrance hall, you enter the living room which is dual aspect with French doors opening onto the courtyard garden. There is an additional reception room which would make a useful dining room/play room or study area, with stairs to the first floor. Beyond this is the kitchen which has a range of fitted base cupboards and space for table and chairs.

On the first floor, there is a landing with an airing cupboard and provides access to the two double bedrooms and bathroom.

Outside, the property has the benefit of an off road parking space together with an enclosed courtyard garden laid to gravel with flower/shrub borders and path to the front door.

Lease Details;

The lease currently has 960 years remaining. (995 year lease from 24/10/1990)

The ground rent is £50 per annum for the first 33 years, £100 per annum from the years 33 – 66, and increases to £200 from year 66 onwards.

Insurance

The insurance runs from September to September and is insured by the Freeholder, which the vendors contribute towards. The insurance paid for 2025/2026 is £739.89. This is higher than the previous year as the property was unoccupied for a period of time.



Services

Oil central heating. Mains water, electricity and drainage are connected.

Situation

Reepham is a popular and historic Broadland market town located approximately 13 miles from Norwich city centre. The town hosts numerous local businesses and independent local shops, as well as two popular public houses / hotel in the Market Place. There is a renowned secondary school and sixth form college together with many other useful amenities. The beautiful North Norfolk coast and various beaches are within easy driving distance from Reepham.

Directions

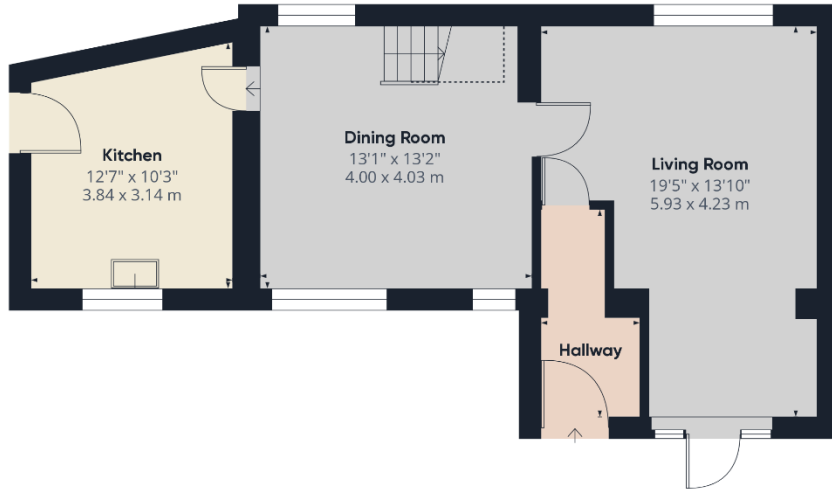
To find the property leave Reepham Market Place heading towards Bawdeswell and immediately turn right near V's Cafe onto Station Road, where the property will be found on the left hand side.

For further information and to arrange your viewing, please contact our friendly and professional staff.

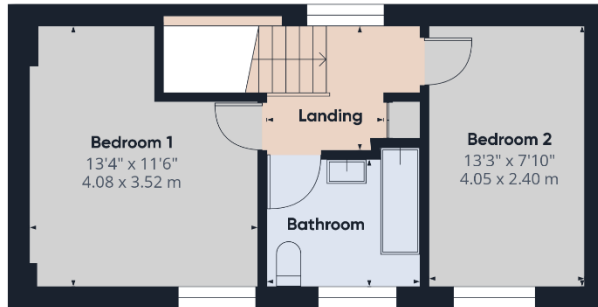
This property is being marketed by our Reepham office and the property reference is AR0178.

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. Also if there is anything in particular that you require clarification on - call the office before viewing. For further information see Consumer Protection from Unfair Trading Regulations 2008.





Ground Floor



Floor 1



Approximate total area^①
 886.08 ft²
 82.32 m²

Reduced headroom
 12.66 ft²
 1.18 m²

(1) Excluding balconies and terraces

Reduced headroom
 Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		81
(69-80) C		
(55-68) D		
(39-54) E	40	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive
 2002/91/EC



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