



2 Elizabeth Close

Guide Price £220,000 - £230,000

Situated in a popular and well-established residential location, this modern three-bedroom terraced house offers well-presented accommodation ideal for families, first-time buyers, or investors alike.

The ground floor comprises a spacious living room featuring an attractive fireplace, creating a warm and inviting focal point for the home. To the rear, the fitted kitchen provides ample storage and workspace and incorporates a dining area, making it perfect for both everyday living and entertaining.

To the first floor are three bedrooms, all served by a stylish four-piece bathroom suite comprising a bath, separate shower, wash hand basin and WC.

Externally, the property benefits from an enclosed rear garden, offering an outdoor space for relaxation and recreation. A single garage provides additional storage and off-road parking.

Conveniently located within walking distance of a range of local amenities, including shops, schools and transport links, this attractive home combines comfortable living with everyday convenience in a highly sought-after area.



Early viewing is highly recommended to fully appreciate all that this property has to offer.

Services

Electric heaters. Mains water, electricity, and drainage are connected.

This property is being marketed by our Reepham office and the property reference is AR0238.

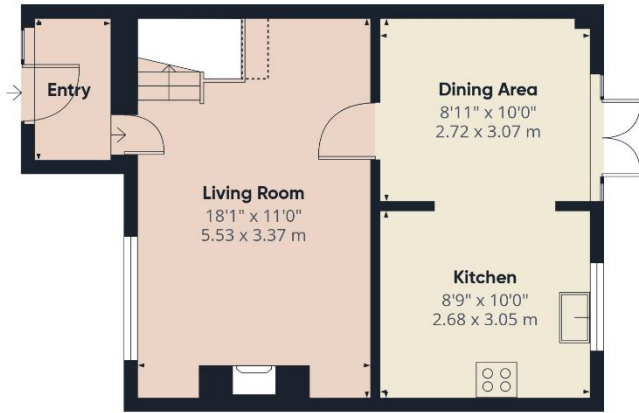
Situation

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.

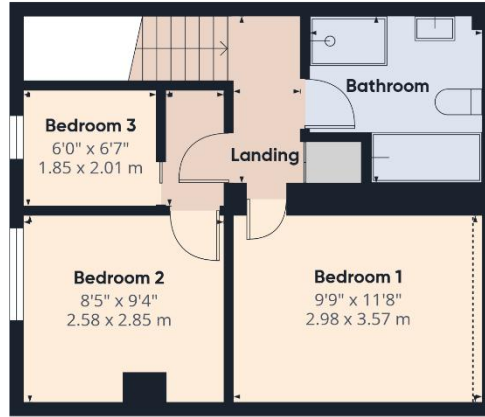
For further information and to arrange your viewing, please contact our friendly and professional staff.

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 Building 1



Floor 1 Building 1



Ground Floor Building 2

PARSONS
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Approximate total area[®]

898 ft²

83.5 m²

Reduced headroom

10 ft²

1 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		76
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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