PARSONS & COMPANY

6 Church Street, Reepham, NR10 4JW

Guide Price £210,000 - £220,000



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This characterful terraced cottage offers a wonderful blend of charm and practicality, ideally positioned just a short distance from the town centre and enjoying picturesque views of the church to the front.

The property welcomes you into a cosy living room, beautifully centred around an attractive fireplace, creating a warm and inviting space to relax.

To the rear, the kitchen provides ample storage and workspace, along with a dedicated dining area perfect for everyday meals or entertaining guests.

A useful study area/lobby adds flexibility, ideal for home working.

Upstairs, the cottage features two well-proportioned bedrooms, complemented by a stylish and modern shower room.

Externally, the enclosed rear garden offers a private outdoor retreat, while a useful outbuilding provides excellent additional storage or potential for a variety of uses.

With its charming character, sought-after location close to amenities, and the added benefit of no onward chain, this delightful home presents an excellent opportunity for first-time buyers, downsizers, or investors alike.

Services

Mixture of wood burner and wall-mounted electric heaters. Mains water, drainage and electricity are connected.







NB: The property is situated in a conservation area.

NB: There is a right of way across the rear of Nos 3, 4 and 5 Church Street (for purpose of access to rear of property from Church St via alley).

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 on School Road and take the immediate left turning onto Back Street. Continue along and the property will be found on the right hand side, clearly marked by Parsons and Company 'For Sale' board for ease of identification.

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

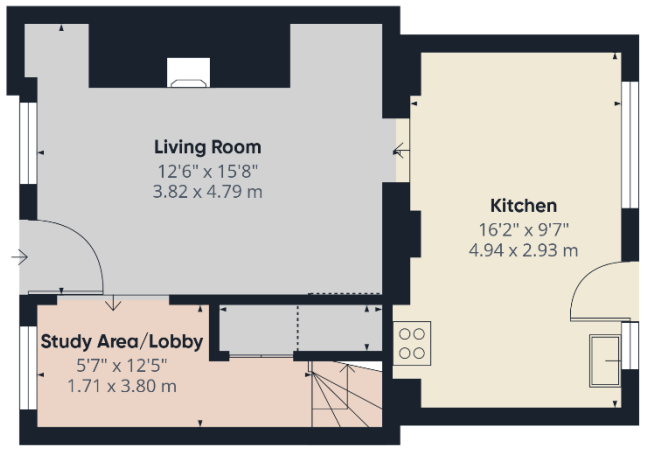
This property is being marketed by our Reepham office and the property reference is AR0285.

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.

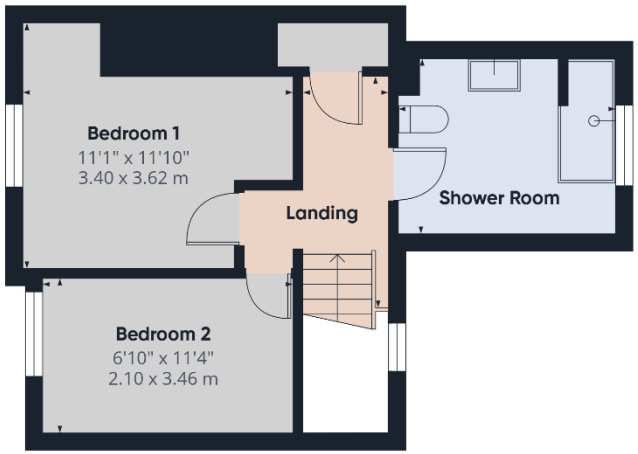




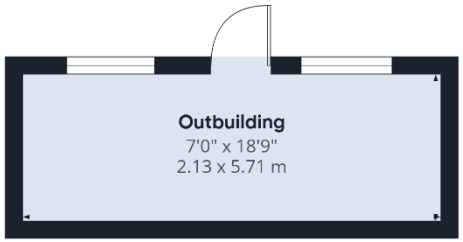




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

PARSONS COMPANY

Approximate total area(1)

859 ft²

79.9 m²

Reduced headroom

8 ft²

0.8 m²

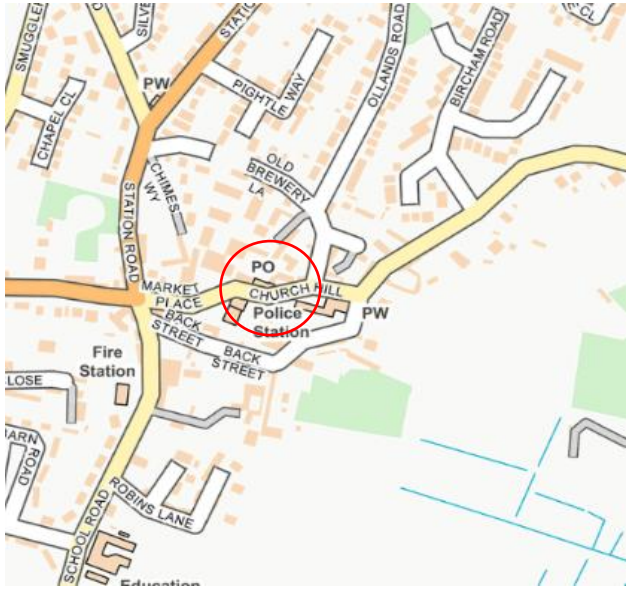
(1) Excluding balconies and terraces

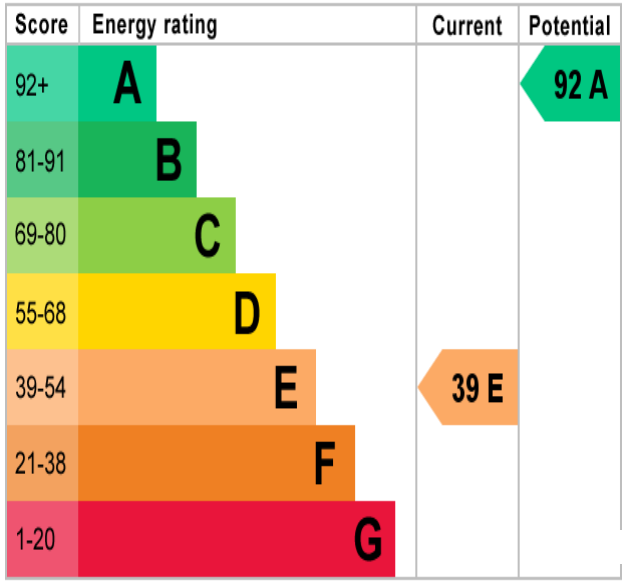
Reduced headroom

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.

GIRAFFE360





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