



Located in the heart of Cawston, this 2 bedroom terraced property boasts welcoming lounge with storage cupboard and cottage style kitchen leading to the enclosed rear courtyard garden. Upstairs, the property benefits from 2 well proportioned bedrooms and fitted bathroom.

Available: Middle of May 2026

Furnishing: Unfurnished

Council Tax: Band A

No smokers

Pets considered

Damage Deposit: £949.00

Holding Deposit: £189.00

#### Location

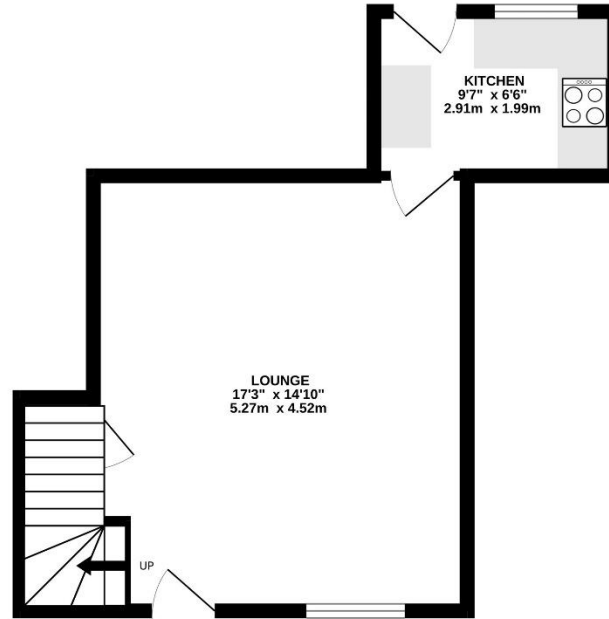
Cawston is a Broadland village situated roughly 3 miles from Reepham and falls within the Reepham school catchment area. Cawston is also around 5 miles from the North Norfolk market town of Aylsham and 15 miles from the North Norfolk coastline. The village itself has a primary school, village hall, convenience store with post office, delicatessen and Bell Inn pub/restaurant.

#### Directions

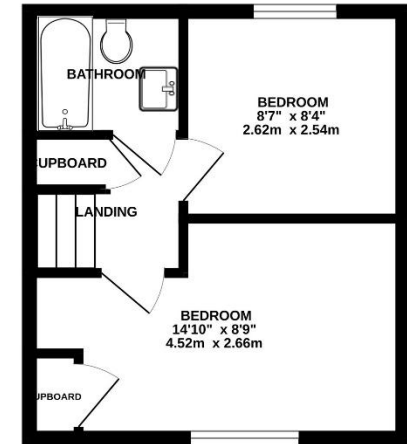
From Reepham Market Place, proceed towards Dereham and turn right near V's Cafe onto Station Road. Continue along the B1145 Cawston Road in direction of Cawston for approximately 3 miles. Enter the village, passing the village hall and then continue along the High Street and turn left into Chapel Street, where the property will be found immediately on the left hand side.

EPC Rating: D/61.

GROUND FLOOR  
343 sq.ft. (31.9 sq.m.) approx.



1ST FLOOR  
251 sq.ft. (23.4 sq.m.) approx.



TOTAL FLOOR AREA: 595 sq.ft. (55.2 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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