

# property details **approval form**

6 Gables Avenue, Southrepps, Norwich, Norfolk, NR11 8NH

**Date:** 15 April 2026

**Property Ref and Version:** CRM109203 - 0017

## selling your home with us!

Not for marketing purposes INTERNAL USE ONLY

### >> **let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

1. Price
2. Key Features
3. Short Description
4. Long Description
5. Room Description
6. Directions
7. Property Images
8. Floor Plan

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

**Your William H Brown office:** 17 - 19 West Street, CROMER, Norfolk, NR27 9HZ

**T** 01263 513764 **E** Cromer@williamhbrown.co.uk

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## >> **price**

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£230,000

Tenure: Freehold

## >> **key features**

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- > **\*\* VACANT POSSESSION \*\***
- > Potential to extend - STPP
- > Tucked away in a Cul-de-Sac
- > Village Location
- > Three good size bedrooms
- > EPC Rating: Awaited

## >> **short description**

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**\*\* INVESTMENT OPPORTUNITY\*\*** Don't miss this fantastic chance to purchase this 3 bedroom, semi detached property set in the sought after village of Southrepps. This property offers 3 bedrooms, lounge, family bathroom, downstairs cloakroom. Potential to extend STPP.

## >> **long description**

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Don't miss this fantastic chance to purchase this 3 bedroom, semi detached property set in the sought after village of Southrepps. This property offers 3 bedrooms, lounge, family bathroom, downstairs cloakroom. Potential to extend STPP. **\*\* IDEAL INVESTMENT OPPORTUNITY, VACANT POSSESSION, CUL DE SAC LOCATION, NO ONWARD CHAIN, PEACEFUL VILLAGE LOCATION \*\***

## >> **directions**

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## >> **Agent Note**

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## >> **room description**

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### **Front Garden**

Garage, grassed area, driveway for three cars, mature trees

### **Kitchen**

Fully fitted kitchen, stainless steel sink, window to rear, plumbing for washing machine, pantry, laminate flooring.

### **Lounge**

Window to front, fireplace, carpet

### **Landing**

Loft access, carpet

### **Bedroom One**

Window to front, carpet

### **Bedroom Two**

Window to rear, carpet

### **Bedroom Three**

Window to rear. wooden flooring

### **Bathroom**

Window to rear, bath with shower over, W.C., sink basin, laminate flooring

### **Rear Garden**

Grassed area, patio

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## >> property images



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## >> **property images**



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## >> **property images**

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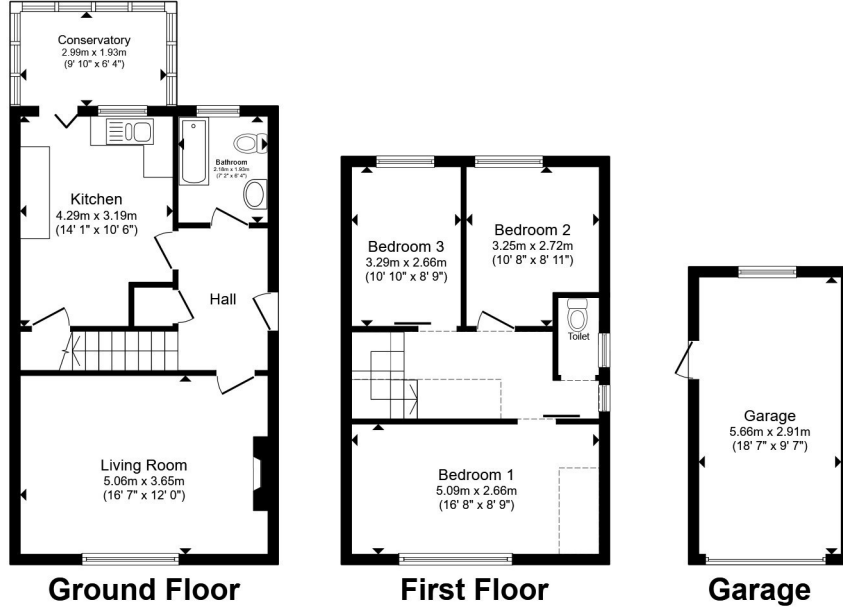
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## >> floor plan



Total floor area 108.1 m<sup>2</sup> (1,164 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](http://www.propertybox.io)



## >> approval

Signature

Date

<b>Matthew Smith</b>		
<b>Mr P. Yorke</b>		

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