PARSONS
COMPANY

6 Ollands Road, Reepham, NR10 4EJ

Guide Price £180,000 - £200,000



# 6 Ollands Road

## Guide Price £180,000 - £200,000

Situated within the highly desirable market town of Reepham, this well-presented two-bedroom mid-terraced home offers bright and modern accommodation, complemented by a low-maintenance courtyard garden and an attractive traditional brick frontage.

The ground floor boasts a generous kitchen/dining room, fitted with a range of contemporary wall and base units, contrasting work surfaces, an integrated oven and hob, space for appliances and ample room for a dining table and chairs.

To the rear of the property is a light and welcoming living room, featuring wood-effect flooring and French doors opening directly onto the enclosed courtyard garden.

Upstairs, the accommodation comprises two well-proportioned bedrooms, both enjoying plenty of natural light, together with a family bathroom fitted with a white three-piece suite and contemporary tiling.

Outside, the property benefits from an enclosed, low-maintenance rear courtyard garden, laid to paving and providing an ideal space for outdoor seating and entertaining. To the front is a small enclosed garden with decorative iron railings and gated access.

Conveniently positioned within easy reach of Reepham's market place, independent shops, cafés and well-regarded schools, this delightful home would make an ideal first-time purchase, downsize or investment opportunity.







## Services

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

NB:  There is the option to purchase the property with a tenant in situ.

## Situation

Reepham is a charming and historic market town offering a range of amenities, including independent shops, cafés, public houses, a doctor's surgery and well-regarded schooling. The surrounding countryside and nearby Marriott's Way provide excellent opportunities for walking and cycling, whilst the city of Norwich is within convenient driving distance.

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

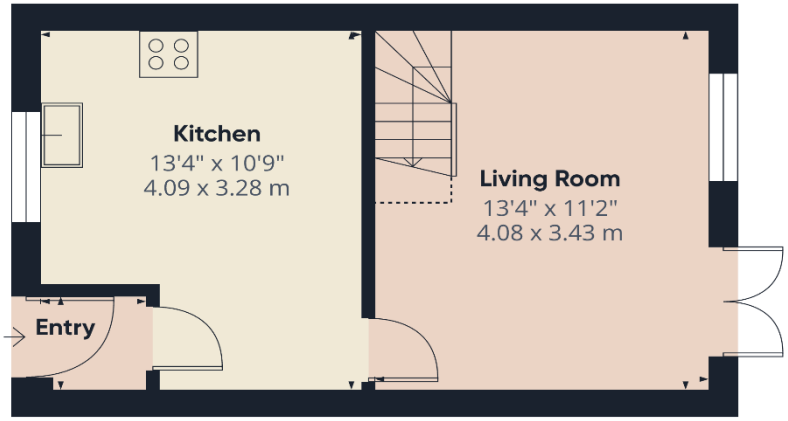
This property is being marketed by our Reepham office and the property reference is AR0343.

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.

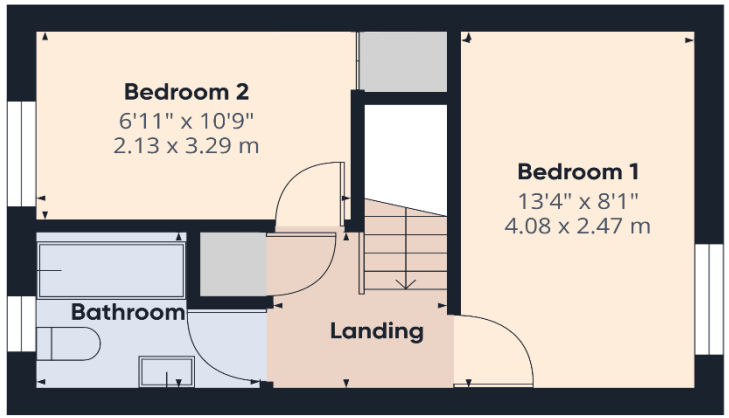









Ground Floor




Floor 1

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**Approximate total area**(1)

476 ft²
44.2 m²

**Reduced headroom**

10 ft²
0.9 m²

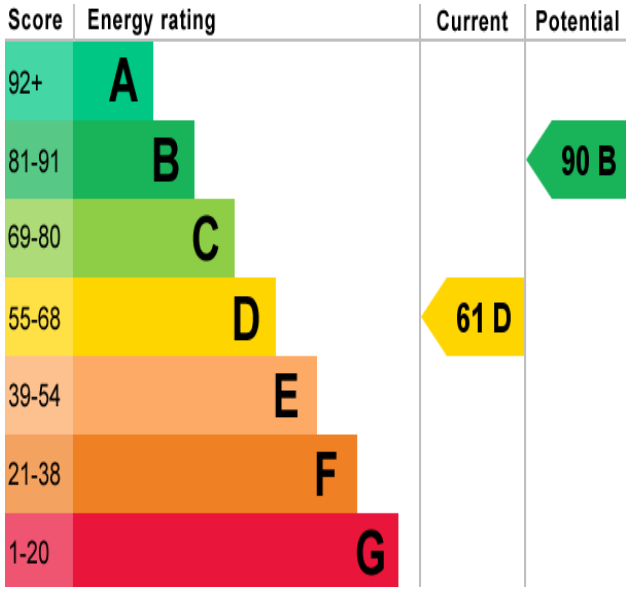
(1) Excluding balconies and terraces

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.

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