



3 Birchams Yard, Reepham

Guide Price: £210,000-£220,000

This spacious three-storey house offers a wonderful opportunity for buyers seeking a home full of character and potential.

Brimming with character, the ground floor features a welcoming living room complete with a delightful fireplace, creating a cosy focal point ideal for relaxing evenings.

The kitchen, with a dining area, provides a practical and sociable space, perfect for family meals or entertaining guests.

On the first floor, the property boasts two double bedrooms, along with a bathroom suite.

On the second floor, the home further benefits from two bedrooms, offering flexibility for growing families, home working, or guest accommodation.

Situated in a popular and convenient location, the cottage is within easy reach of local amenities, shops, and transport links, making it an ideal choice for both families and commuters.

Offered to the market with no onward chain, this charming home represents a fantastic opportunity to create a truly special residence.

#### Services

Oil fired central heating. Mains water, drainage, and electricity are connected.

N.B: Please note this property has no allocated off-road parking. There is also no rear garden to the property.



## Situation

Reepham is a good sized market town with excellent local shops and a renowned secondary school and sixth form centre. The city of Norwich is some 12 miles south east and the delightful north Norfolk coast is within easy driving distance.

## Directions

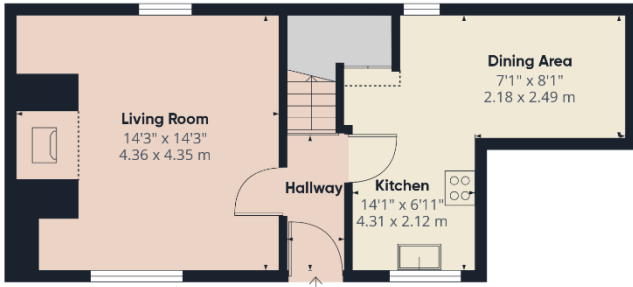
To find the property by foot, leave our Reepham in the direction of the Market Place. Proceed through the Market Place and onto Church Hill, passing by The Post Office. Turning onto Ollands Road, pass past the Spar store, and take the first right onto Malthouse Yard. At the end of the walkway, there is a gravel driveway immediately in front of you where the property can be found on the right hand side.

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

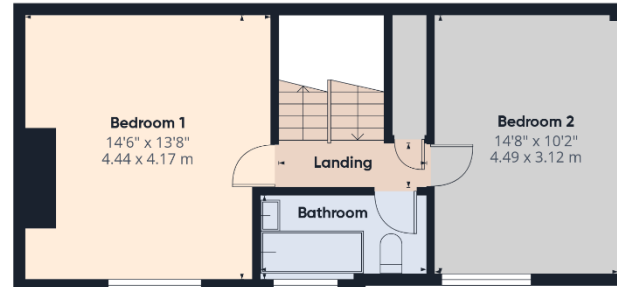
This property is being marketed by our Reepham office and the property reference is AR0280.

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.

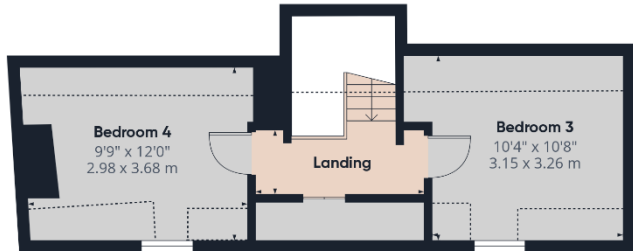




Ground Floor



Floor 1



Floor 2



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Approximate total area<sup>(1)</sup>

1143 ft<sup>2</sup>  
106.1 m<sup>2</sup>

Reduced headroom

101 ft<sup>2</sup>  
9.4 m<sup>2</sup>

(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



| Score | Energy rating | Current     | Potential   |
|-------|---------------|-------------|-------------|
| 92+   | <b>A</b>      |             |             |
| 81-91 | <b>B</b>      |             |             |
| 69-80 | <b>C</b>      |             | <b>78 C</b> |
| 55-68 | <b>D</b>      |             |             |
| 39-54 | <b>E</b>      |             |             |
| 21-38 | <b>F</b>      | <b>23 F</b> |             |
| 1-20  | <b>G</b>      |             |             |

## Dereham Office

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## Reepham Office

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