



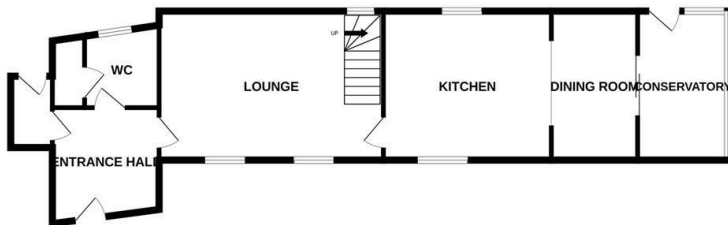
**6 Chapel Walk | Reepham | Norwich | NR10 4GL**

**Guide Price £325,000**

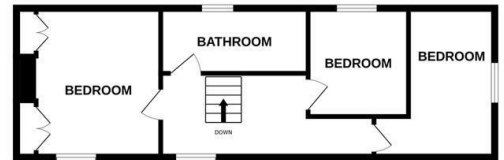
**\*\*GUIDE PRICE £325,000 - £350,000 CHARMING COTTAGE TUCKED AWAY IN A PEACEFUL LOCATION\*\*** Gilson Bailey are delighted to offer this well-presented and characterful three-bedroom semi-detached cottage, tucked away in the highly sought-after market town of Reepham. Blending original features with modern charm, this delightful home offers inviting accommodation comprising an entrance hall, cosy lounge with a wood burner, spacious kitchen/diner perfect for entertaining, bright conservatory and ground floor WC. Upstairs, there are three bedrooms and a family bathroom off landing, providing comfortable and versatile living space. Outside, the property enjoys a private garden with decking ideal for relaxing or hosting guests, along with the added benefit of off-road parking. With double glazing, electric heating and an abundance of character throughout, this charming cottage would suit a wide range of buyers – early viewing is highly recommended.



GROUND FLOOR



1ST FLOOR



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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### Location

Situated in the small market town of Reepham, the property boasts an abundance of amenities on its door step, whilst being within a rural town. There are local shops, a weekly market, schools and both doctors and dental surgeries. It has good access to Norwich City Centre as well as the North Norfolk Coast.

### Accommodation Comprises

Front door to:

#### Entrance Hall

Doors to lounge, WC and rear entrance.

#### Lounge 18'6" x 12'4"

Two double glazed windows, two radiators, wood burner, stairs to first floor.

#### Kitchen/Diner 20'11" x 12'5"

Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, space for fridge and dishwasher, tow double glazed windows, two radiators, sliding patio doors.

#### Conservatory 12'10" x 7'4"

Double glazed construction with door to garden.

#### WC

Low level WC, hand wash basin, radiator, frosted double glazed window, cupboard.

#### First Floor Landing

Doors to three bedrooms and bathroom.

#### Bedroom One 12'2" x 9'6"

Double glazed window, radiator, cast iron fireplace, built in wardrobes.

#### Bedroom Two 12'2" x 7'3"

Double glazed window, radiator.

#### Bedroom Three 8'10" x 8'2"

Double glazed window, radiator.

### Bathroom

Panelled bath with shower over, low level WC, hand wash basin, heated towel rail, frosted double glazed window.

### Outside

Garden with timber decking and rear gate access and off road parking.

### Local Authority

Broadland District Council, Tax Band C.

### Tenure

Freehold

### Utilities


Fibre to the cabinet.

Mains electric and water.

### Disclaimer

To comply with Anti-Money Laundering (AML) regulations, successful buyers must complete the required AML checks and provide proof of funds. A non-refundable fee of £60 including VAT is payable per purchaser, per transaction, including any individuals contributing or gifting funds towards the purchase. Fees are payable for up to a maximum of two purchasers, for the transaction, any additional parties checks will be covered by these fees. This fee must be paid directly to Gilson Bailey & Partners Ltd. All required checks must be completed before a memorandum of sale can be issued.


**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		72
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	32	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**Local Authority**

Broadland District Council, Tax Band C

**Tenure**

Freehold

Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and as so cannot verify that they are in working order or fit for their purpose. Gilson Bailey cannot guarantee the accuracy of the information provided. This is provided as a guide to the property and an inspection of the property is recommended.