



A well maintained ground floor apartment offering spacious accommodation in the popular village of Bawdeswell. With off road parking to rear, the flat has doors to the front and rear of the building and has a fitted kitchen/breakfast room, 18ft lounge, two double bedrooms and a four-piece bathroom with large shower enclosure.

Available: End of July 2026

Furnishing: Unfurnished

Council Tax: Band A

No smokers

1 pet considered

Damage Deposit: £989.00

Holding Deposit: £197.00

#### Location

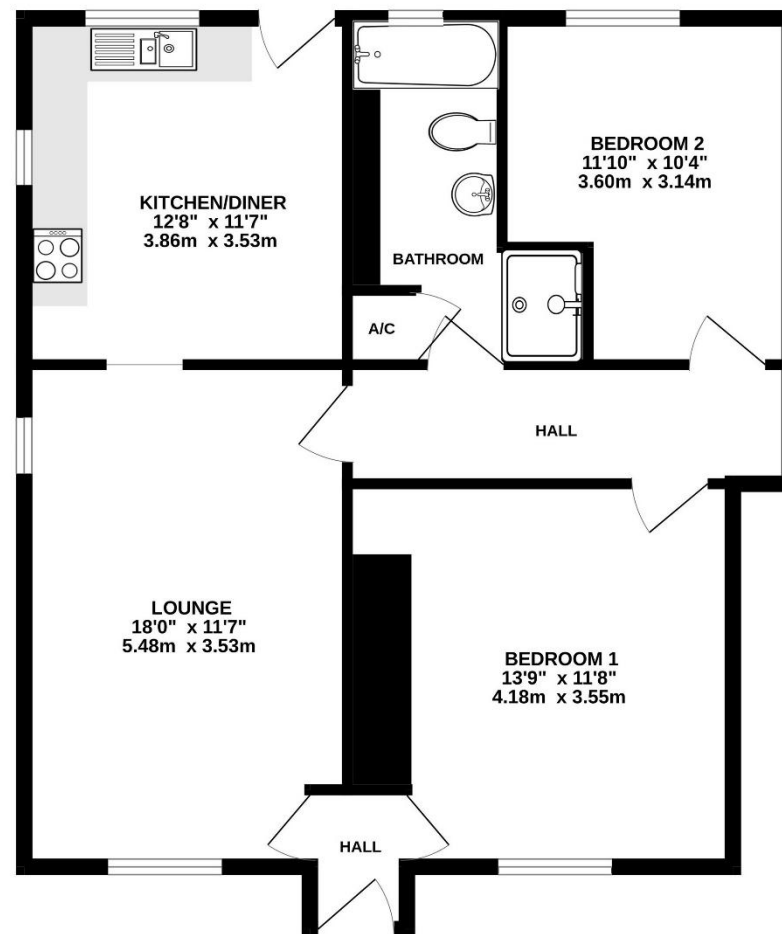
Bawdeswell is a well served village located approximately 13 miles North West of Norwich on the A1067 Fakenham Road. The village has a primary school, well stocked Morrisons mini-supermarket and regular bus connections between Fakenham and Norwich. Bawdeswell is just a short drive from the ever popular, pretty Market town of Reepham, which boasts a great variety of local independant shops, high school and a primary school within the town.

#### Directions

From Reepham head out of the town along Dereham Road and continue for roughly 3.5 miles. Continue into Bawdeswell and take the right hand turning into The Street. Continue for approximately 500 yards and Bell Inn will be found on the right hand side where the road meets the junction with Paradise Lane.

N.B: Please note the photographs used were taken prior to the start of the tenancy and therefore are subject to change.

EPC rating: D/57



TOTAL FLOOR AREA : 789 sq.ft. (73.3 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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