





## 12 Richmond Rise

£230,000

Situated in a sought-after location, this spacious semi-detached bungalow offers comfortable and practical living, ideal for those seeking single-level accommodation with generous outdoor space.

The property features a bright and welcoming living room, a fitted kitchen with ample storage, and an adjacent utility room for added convenience. There are two double bedrooms, along with a modern wet room shower.

Outside, the home boasts a well-maintained rear garden, perfect for relaxing or entertaining. A garden room/cabin with power and lighting provides excellent potential for hobbies, home working or gym. Completing the property is a single garage/workshop, driveway, and side access to the garden.

### Services

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

This property is being marketed by our Reepham office and the property reference is AR0238.





## Situation

Reepham is a popular and historic Broadland market town located approximately 13 miles from Norwich city centre. The town hosts numerous local businesses and independent local shops, as well as two popular public houses / hotel in the Market Place. There is a renowned secondary school and sixth form college together with many other useful amenities. The beautiful North Norfolk coast and various beaches are within easy driving distance from Reepham.

## Directions

To find the property leave Reepham Market Place in the direction of Bawdeswell and at the crossroads, turn right onto Station Road. Take the fourth turning right onto Ollands Road and bear immediately left onto New Road. Head down the hill and take the second left hand turning into Richmond Rise, take the first right hand turn and the property will be found on the right hand side.

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

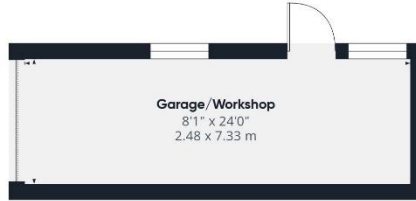
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information 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.



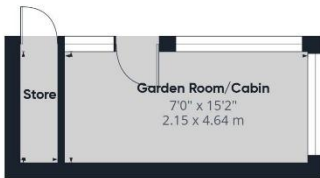




Ground Floor Building 1



Ground Floor Building 2



Ground Floor Building 3

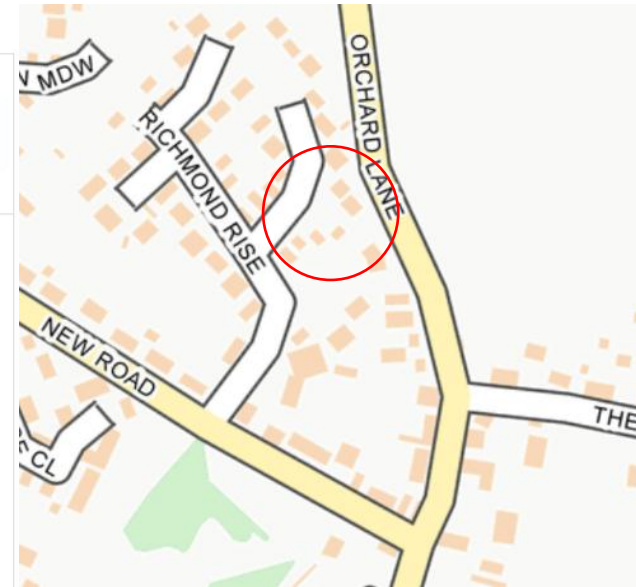
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Approximate total area<sup>m</sup>  
949 ft<sup>2</sup>  
88 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		76
(55-68) <b>D</b>		
(39-54) <b>E</b>	53	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Dereham Office

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