



5 Lawrence Place

Guide Price £200,000

Situated in a popular village location is this extended semi-detached house offering spacious accommodation.

The property boasts a living room, separate dining room, and a fitted kitchen. Additional ground floor benefits include a W/C, utility room, and storeroom.

Upstairs, you'll find three bedrooms that are serviced by a shower room.

Externally, the property offers off-road parking and a garage to the front and a spacious rear garden, perfect for outdoor entertaining.

Offered to the market with no onward chain, this property presents a fantastic opportunity for those looking to add their own mark onto a property.

Services

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



Situation

Foxley is a widespread village on the A1067 Norwich to Fakenham Road and about 1 mile from the village of Bawdeswell, and 5 miles from the thriving market town of Reepham. Bawdeswell has good local facilities and Reepham has an excellent school and sixth form centre.

Directions

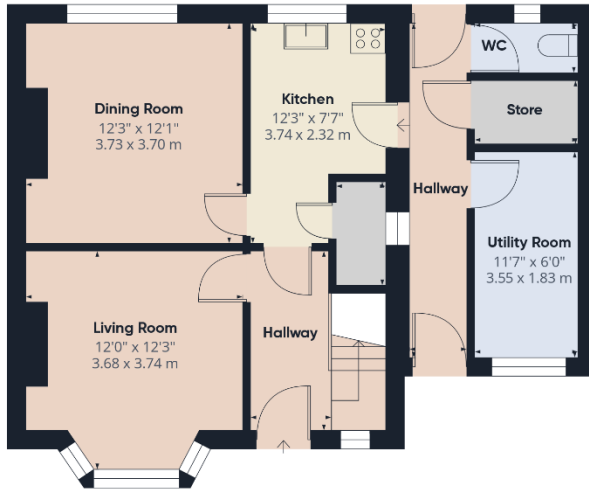
To find the property leave Reepham Market Place on the B1145. Take the right hand turning at the Bawdeswell Garden Centre junction and proceed along Fakenham Road into Norwich Road. Turn right onto The Street followed by the first left into Lawrence Place and the property will be found immediately on the right hand side.

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

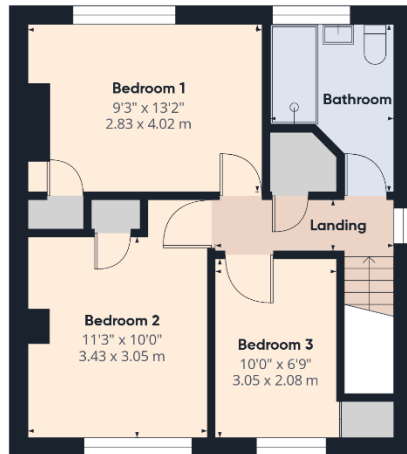
This property is being marketed by our Reepham office and the property reference is AR0236.

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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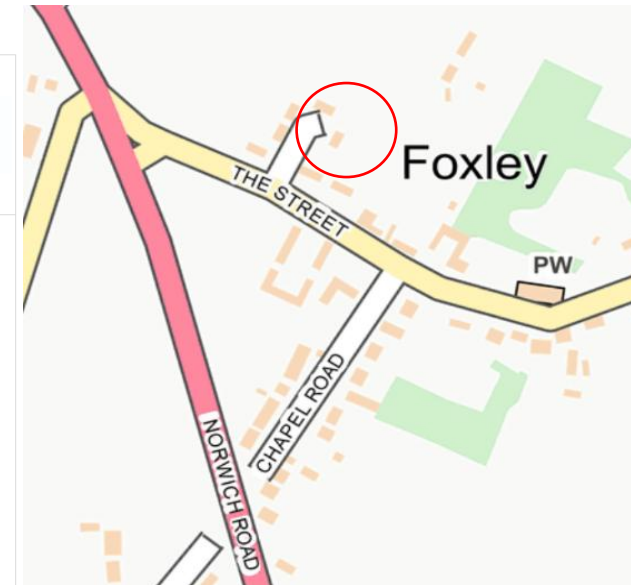
Approximate total area^m

1039 ft²
96.5 m²

(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+) A		
(81-91) B		
(69-80) C		77
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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