





## 22 School Road

**Guide Price: £240,000-£250,000**

A modern family home located a short walking distance of Reepham Market Place, offering spacious and well-maintained accommodation.

From the front door, you enter the hallway with stairs to first floor and door to the lounge. The lounge is open to the dining room via an archway and there are sliding doors to the rear garden. The kitchen has fitted base and wall cupboards with laminate worktops and space for appliances.

On the first floor, the landing provides access to the three bedrooms ( two being double in size with built-in cupboards and the third being a single in size). These rooms are serviced by a family bathroom.

Outside, the front garden has steps to the front door and the rear garden is fully enclosed with fencing and has a side gate, paved seating area and laid to lawn grass. The property also benefits from an off-road parking space situated to the rear of the garden.

The property is offered for sale with no onward chain so call today and arrange your viewing.





## Services

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

## 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 heading towards Bawdeswell and immediately turn left at the crossroads at Reepham Pizza House where the property will be found on the right hand side.

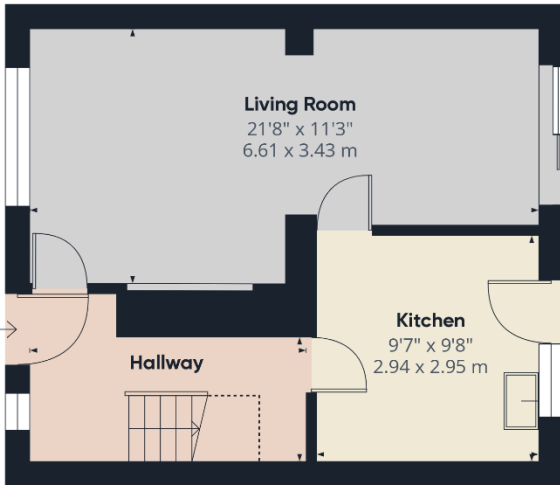
**For further information and to arrange your viewing, please contact our friendly and professional staff.**

This property is being marketed by our Reepham office and the property reference is AR0202.

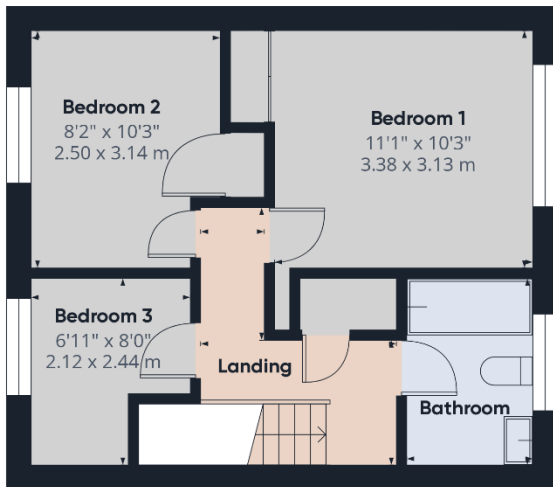
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information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

749.28 ft<sup>2</sup>  
69.61 m<sup>2</sup>

Reduced headroom

15.56 ft<sup>2</sup>  
1.45 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



### Energy Efficiency Rating

|   | Current | Potential |
|---|---------|-----------|
| Very energy efficient - lower running costs |         |           |
| (92+) <b>A</b>                              |         |           |
| (81-91) <b>B</b>                            |         | 87        |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            | 66      |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |

England & Wales

EU Directive  
2002/91/EC



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