





## Jasmine Cottage, 6 Mill Road

**Guide Price: £229,950**

Situated in a desirable area and offered for sale with no onward chain, this delightful semi-detached home is ideal for first-time buyers, those looking to downsize, or investors.

Step into a welcoming living room featuring a cosy wood burner, creating a warm and inviting space. The open-plan kitchen and dining area provides a bright, sociable setting, perfect for everyday living or entertaining guests. A well-appointed ground floor bathroom completes the downstairs layout.

Upstairs, you'll find two bedrooms, with bedroom two benefitting from fitted cupboard space.

Outside, the property benefits from a shingled garden area, ideal for low-maintenance outdoor enjoyment, along with a single garage and off-road parking.

**NB:** Access to the rear of the property is via a shared driveway with the neighbour at number 8.

### Services

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





## Situation

Bintree is a small, attractive village located just 9 miles from the market town of Fakenham, 15 miles from Norwich and within approximately 30 minutes' drive from the popular North Norfolk Coastline.

## Directions

To find the property leave Reepham Market place and proceed towards Dereham. Go through the village of Bawdeswell and turn right onto A1067 (Fakenham Road). Continue for approximately 2.5 miles and turn left onto the Street. Go past the Royal Oak Public House and then turn right onto Mill Road, where the property will be found on the righthand side clearly identified by Parsons and Company 'For Sale' board.

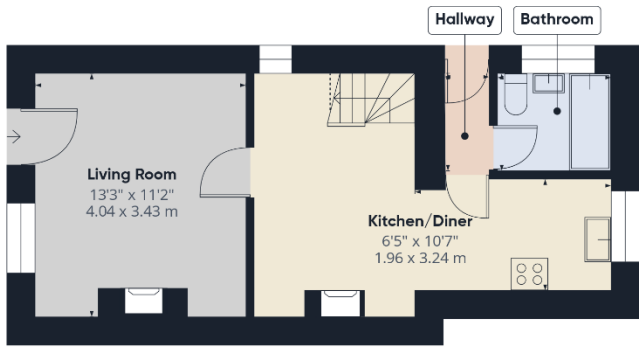
**For further information and to arrange your viewing, please contact our friendly and professional staff.**

This property is being marketed by our Reepham office and the property reference is AR0226.

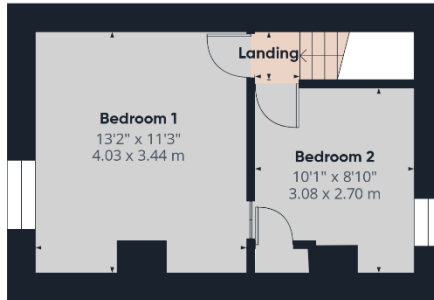
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information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



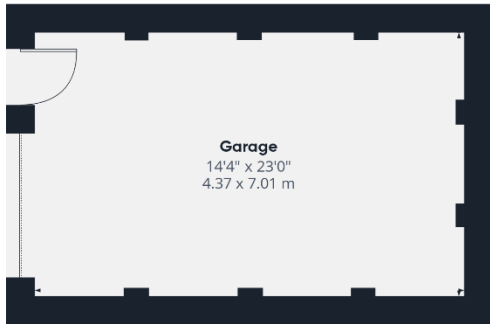




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

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Approximate total area<sup>(1)</sup>

948 ft<sup>2</sup>  
88.1 m<sup>2</sup>

Reduced headroom

5 ft<sup>2</sup>  
0.4 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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>		74
(55-68) <b>D</b>		
(39-54) <b>E</b>	44	
(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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