





Delightful cottage of character with modern fittings and set in a rural location enjoying countryside views. Boasting 3 bedrooms (main with cloakroom), kitchen/diner and utility room, sitting room, study/store and ground floor four-piece bathroom, together with off road parking, garage and good sized gardens to front and rear.

Available: Immediately  
Furnishing: Unfurnished  
Council Tax: Band B

Holding Deposit: £264.00  
Damage Deposit: £1323.00

May Consider One Pet  
No Smokers

NB: Bed, wardrobe and integrated dishwasher left as a gesture of goodwill to tenants.

#### Situation

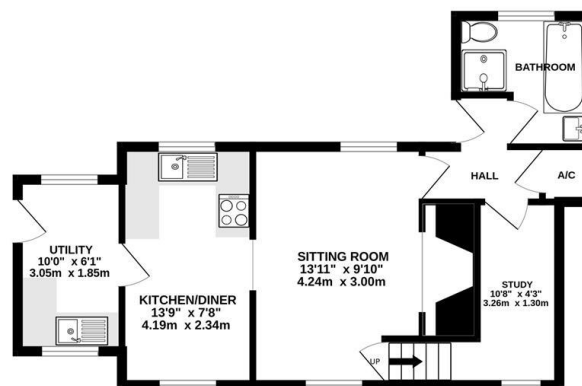
Reepham is an extremely popular Broadland market town located approximately 14 miles from Norwich City centre. Reepham boasts a wealth of interesting character buildings, with the Market Place creating a focal point in the town. There is an excellent variety of local shops, renowned Dial House hotel and restaurant, The King's Head and The Crown public houses, secondary school and sixth form college, along with many other amenities. The delightful North Norfolk coast is also just a short drive away.

#### Directions

To find the property leave Reepham Market Place, turning left into School Road. Continue and then turn left at the fork near to the primary school. Continue along this road for approximately 1.7 miles where the property will be found on the left.

EPC Rating: E/45

GROUND FLOOR  
458 sq.ft. (42.5 sq.m.) approx.



1ST FLOOR  
426 sq.ft. (39.6 sq.m.) approx.



TOTAL FLOOR AREA: 884 sq.ft. (82.1 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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