



This spacious detached bungalow benefits from a non-estate rural position with a 0.30 acre garden (stms), single garage & off road parking. The bungalow has 2 bedrooms and boasts a spacious lounge, dining area, kitchen and bathroom.

Available: End September 2024

Furnishing: Unfurnished

Council Tax: Band C

Holding Deposit: £218.00

Damage Deposit: £1093.00

No Pets

No smokers

Services:

Oil Central Heating, mains electricity, water and drainage connected.

EPC rating : D/57

Location: Bawdeswell is a well-served village roughly 13 miles North West of Norwich on the A1067 Fakenham Road. There is a village primary school, excellent and well stocked Morrisons mini supermarket and regular bus connections between Fakenham and Norwich. Bawdeswell is located within the popular Reepham High school and sixth form centre catchment area.

Directions: To find the property, leave Reepham Market Place in the direction of Bawdeswell. when approaching the Bawdeswell sign and slowing down to 40MPH, the property will be found on the right hand side.

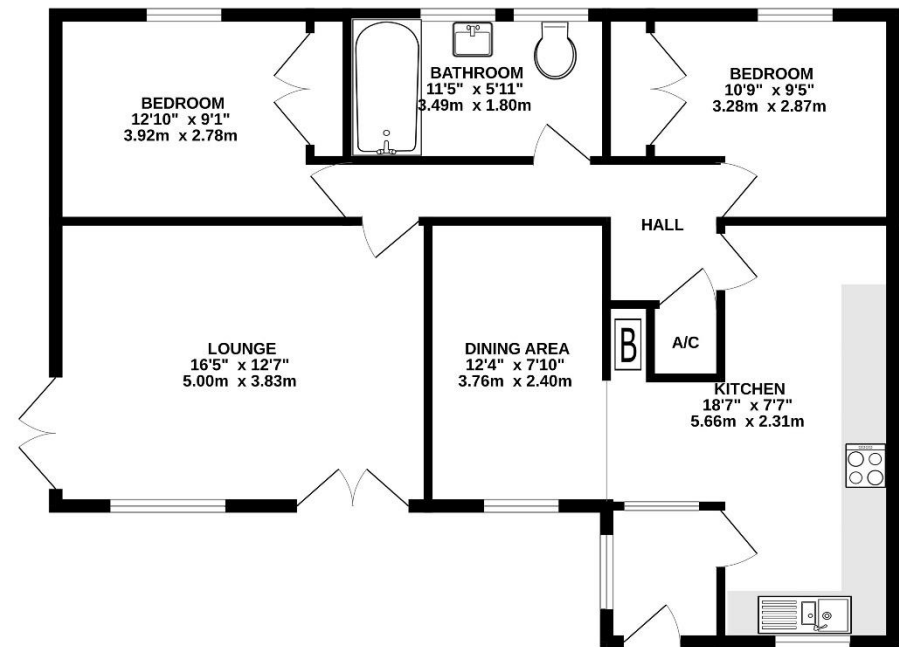
For further information and to arrange your viewing, please contact our friendly and professional staff.

NB: It should be noted that the photographs were taken prior to the current tenancy.

This property is being marketed by our Reepham office and the property reference is AR0126

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
876 sq.ft. (81.4 sq.m.) approx.



TOTAL FLOOR AREA : 876 sq ft. (81.4 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplans 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 is given as to their operability or efficiency can be given.
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