

Freehold £240,000

Overton Way, Reepham, Norfolk NR10 4FG



- Two Storey, Semi Detached House
- Two Double Bedrooms
- South-West-Facing Rear Garden
- Approx. 702 Sqft Gross Internal Area
- Bathroom plus Downstairs Cloakroom
- Driveway Parking

GENERAL DESCRIPTION

A two-storey, semi-detached house in the small town of Reepham, which is located approximately twelve miles from Norwich and within easy reach of the coast. There is a cloakroom and a stylish, modern kitchen at the front of the property, while at the rear, the spacious reception/dining room features patio doors that open onto the south-west-facing garden. Upstairs is a spacious main bedroom plus a good-sized second double bedroom and a sleek, naturally-lit bathroom. Well insulated walls and roof combined with modern double glazing help keep energy costs down. The local primary school and secondary school are both Ofsted-rated 'Good'. A driveway at the side of the house provides space for off-street parking.

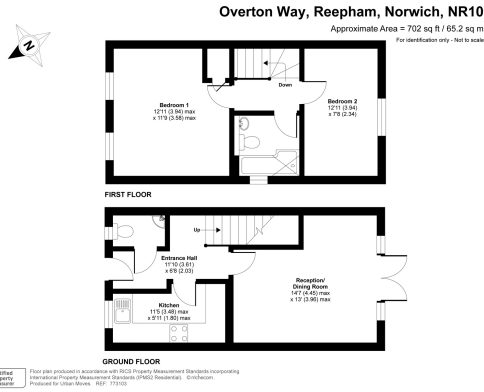
Tenure: Freehold.

Estate Charge: £5.42 per month (subject to annual review).

Council Tax: Band B, Broadlands District Council.

Please Note: This property is currently part-owned by Clarion Housing Association but is offered as a 100% open-market sale. Upon completion, the freehold title would transfer to the buyer.

This property is offered for sale in the condition seen. As a general rule, fitted domestic appliances are included in the sale; non-fitted appliances are not. If you require confirmation, you must request this in writing from Urban Moves. The information in this document supersedes any information given verbally either in person or by telephone.



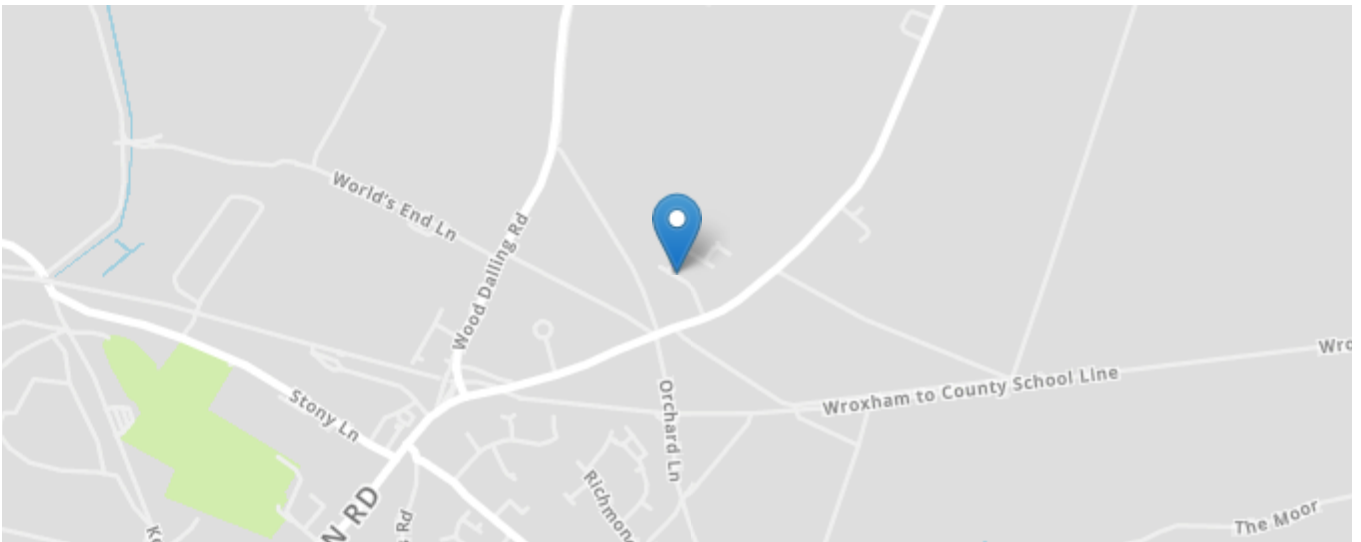
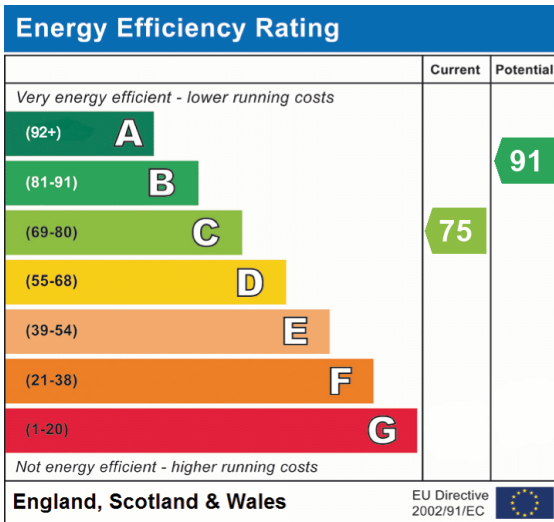
DIMENSIONS

GROUND FLOOR

- Entrance Hall**
11' 10" x 6' 8" (3.61m x 2.03m)
- Cloakroom**
- Kitchen**
11' 5" max. x 5' 11" max. (3.48m x 1.80m)
- Reception / Dining Room**
14' 7" max. x 13' 0" max. (4.45m x 3.96m)

FIRST FLOOR

- Landing**
- Bedroom 1**
12' 11" max. x 11' 9" max. (3.94m x 3.58m)
- Bathroom**
- Bedroom 2**
12' 11" x 7' 8" (3.94m x 2.34m)



All content shown is to be used as a general guideline for the property. None of the contents of this document constitute part of an offer or contract. All measurements, photographs, floor-plans and data provided are only a guideline and should not be relied upon.