
abbotFox

Reepham, NR10
Guide Price £230,000 - £240,000

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We are a team of genuine individuals who hold a deep passion for both property and marketing. Collectively, we bring over 70 years of experience in the property market of Norfolk and Suffolk. Our affection for both counties runs deep, and we are enthusiastic about sharing our passion with you.

Colin McKenzie I **Branch Partner**






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THE DETAIL___

abbotFox presents this charming end terrace cottage, originally built in 1867 and beautifully positioned within the heart of Reepham. Brimming with period character and offering an inviting blend of historic charm and modern comfort, this home represents a rare opportunity in such a sought-after market town.

The ground floor welcomes you with a practical entrance utility area, leading through to a well appointed kitchen and an impressive lounge centred around an elegant inglenook fireplace, a true focal point that enhances the cottage's warm and homely feel.

The first floor offers two well proportioned bedrooms and a bathroom accessed from the landing, creating a traditional layout ideal for a range of buyers, from first-time purchasers to those looking for a peaceful Norfolk retreat.

Outside, this cottage continues to impress. A private patio seating area provides a secluded spot for outdoor dining or relaxation, while the additional outbuilding, complete with power and light, offers superb potential. Whether utilised for storage or thoughtfully converted into a home office or studio, the possibilities are truly exciting.

A rare chance to secure a character filled cottage in a highly desirable location, this home demands an internal viewing to be appreciated.







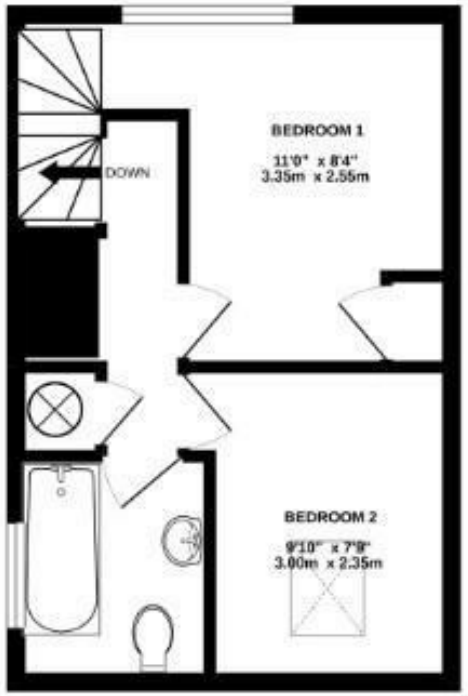
THE HIGHLIGHTS___

- End terraced cottage
- Two bedrooms
- Generous living accomodation
- Charming character features
- Outbuilding with power and light
- Secluded, yet central location
- No onward chain
- Guide Price £210,000 - £220,000

GROUND FLOOR
317 sq.ft. (29.4 sq.m.) approx.



1ST FLOOR
274 sq.ft. (25.5 sq.m.) approx.



TOTAL FLOOR AREA : 591 sq.ft. (54.9 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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EPC RATING - E

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