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Warren Road . Southrepps . NR11 8UN

**Guide £185,000**

# SET JUST OFF THE COMMON, PEACEFUL SETTING

A cottage set just off The Warren, in Lower Southrepps. Set in an area of natural beauty. Warren Cottage is in need of updating throughout. The accommodation consists of kitchen/dining room, sitting room with beamed ceiling and feature fireplace, door into the conservatory. On the first floor the accommodation offers, landing with doors to three bedrooms and a bathroom. The cottage has LPG heating and cooking. A good size rear garden which backs onto the common area and off road parking to the front. The setting for this cottage is idyllic with woodland to the front and the common to the rear.

Southrepps is a lovely country village, providing a village store, country pub and train link to Cromer, and Sheringham and on to Norwich which then picks up the national rail links into London.

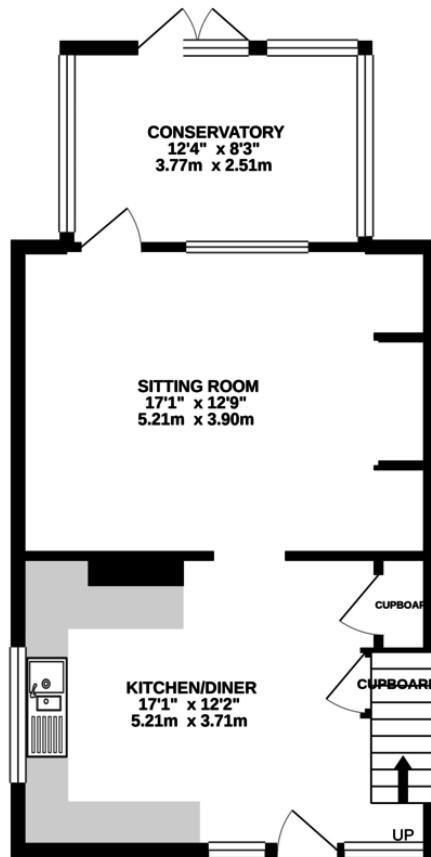


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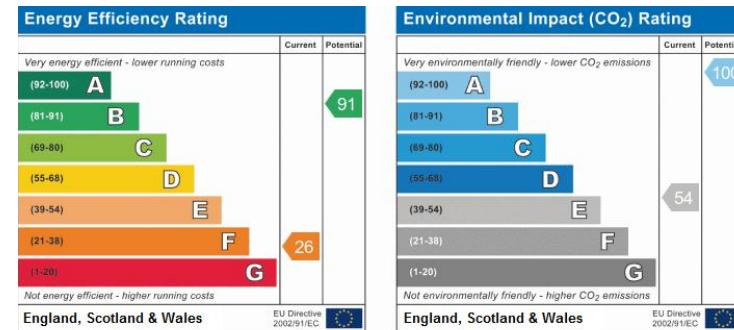
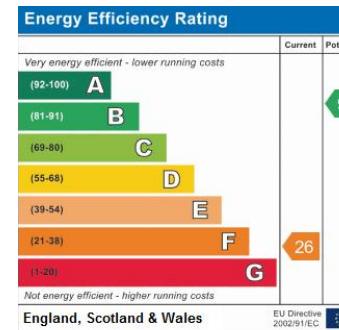
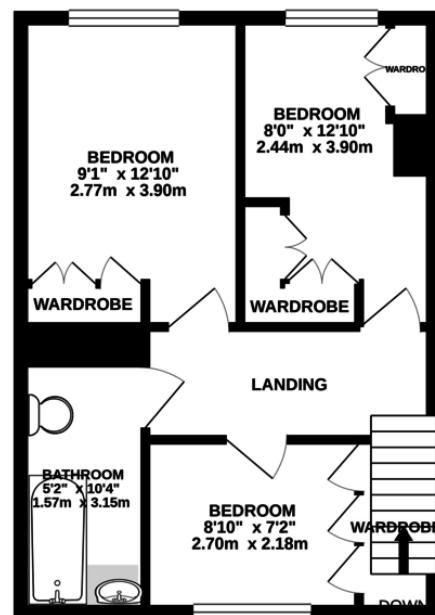




GROUND FLOOR  
525 sq.ft. (48.7 sq.m.) approx.



1ST FLOOR  
410 sq.ft. (38.1 sq.m.) approx.



Reference:  
Warren Cottage

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements. Arnolds Keys refer sellers and buyers to various trusted firms for services associated with the home move process, for which in some cases a referral fee is paid to Arnolds Keys by the service provider. It is your decision whether you choose to deal with those firms. Arnolds Keys from time to time, recommends conveyancing services. Should you decide to use them we could receive a referral fee of up to £125. Arnolds Keys recommend Mortgage Advice Bureau (MAB) to sellers and buyer for mortgage advice. Should you decide to use MAB we would receive a referral fee of £200. Arnolds Keys recommend Hadley and Ottawa (H&O) for removal services. Should you decide to use H&O we would receive a referral fee of 10% of the net final invoice.



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