

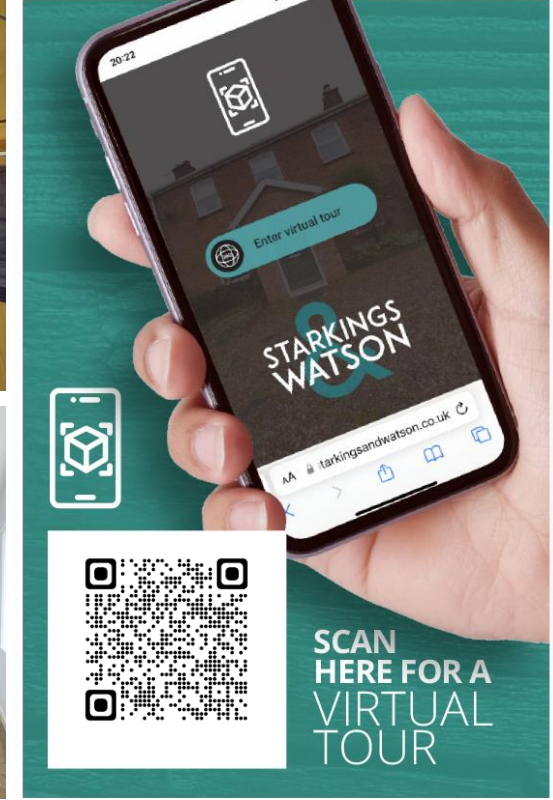
CHURCH STREET

# Southrepps, Norwich NR11 8NP

Freehold | Energy Efficiency Rating : G

To arrange an accompanied viewing please pop in or call us on 01603 336116

# FOR SALE PROPERTY



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# STARKINGS & WATSON



- No Chain!
- End of Terrace Cottage
- Sought After North Norfolk Location
- Plenty Of Potential to Improve
- Two Bedrooms & Bathroom
- Sitting Room & Kitchen
- Character Features Retained
- Private Rear Gardens

### IN SUMMARY

NO CHAIN! Found within the SOUGHT AFTER VILLAGE of SOUTHREPPS in North Norfolk is this END OF TERRACE COTTAGE with period charm and character. The cottage could benefit from updating and modernisation but offers an EXCITING PROJECT whether that be for a HOLIDAY LET, INVESTMENT or FIRST TIME PURCHASE. Internally you will find a hall entrance/reception, main sitting room with fireplace, kitchen and conservatory. On the first floor you will find TWO AMPLE BEDROOMS and a partially re-fitted bathroom. Externally the cottage has a rear garden which is blank canvas ideal for an extension off the kitchen (stp).

### SETTING THE SCENE

Approached from the roadside there is a pedestrian access to the side leading into the reception hall. Parking is found on road.

### THE GRAND TOUR

Entering via the main entrance door to the front you will find a hall entrance/reception room, a blank

space that can be used for a number of purposes. This leads into the main reception room to the front with wooden flooring and an open fireplace. This leads into the kitchen behind which has a range of units and solid worktops over with space for a range of white goods and oven. You will find understairs cupboard and stairs to the first floor landing. Beyond the kitchen is the conservatory which offers the potential to be extended creating an excellent kitchen/dining room (stp). This opens onto the garden. Heading up to the first floor landing there are two ample bedrooms with wooden flooring and period features both of which are front facing. The family bathroom which has been part re-furbished is found to the rear.

### THE GREAT OUTDOORS

The rear garden is mostly enclosed and has a bisected access for the neighbouring terrace. You will find brick and flint walls as well mature shrubs and hedging with the potential to park a car off road with the correct permissions, of course.

### OUT & ABOUT

The village of Southrepps lies on the Norfolk Coastline, and offers a range of local amenities including shops, doctors' surgery, village school, public houses, church and a golf course. Southrepps also has a sandy beach and stands on a particularly attractive part of the North Norfolk coastline, close to North Walsham and Cromer.



To arrange an accompanied viewing please call our Centralised Hub on **01603 336116**



#### FIND US

Postcode : NR11 8NP

What3Words : ///cemented.drumbeat.orchids

#### VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

#### AGENTS NOTE

The property currently has no central heating. The property has a bisected rear garden providing access to the neighbouring property.

**Disclaimer:** 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.

Price:



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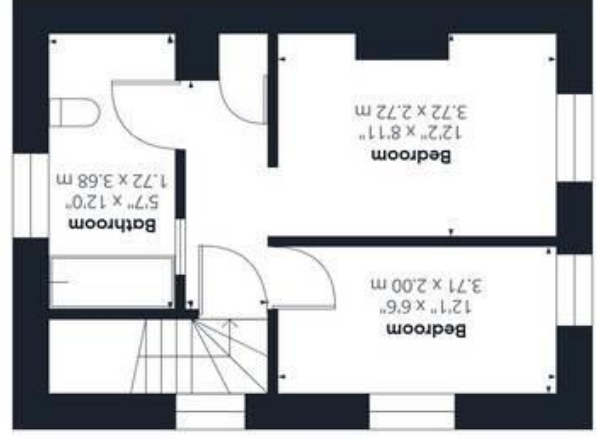
GIRAFFE 360  
 While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

(1) Excluding balconies and terraces

Approximate total area<sup>m</sup>  
 788.78 ft<sup>2</sup>  
 73.28 m<sup>2</sup>



Floor 1



Ground Floor

