



EVANS LOMBE CLOSE, REPPS WITH BASTWICK  
£160,000 FREEHOLD

**WATERSIDE**  
ESTATE AGENTS



# EVANS LOMBE CLOSE, REPPS WITH BASTWICK, NORFOLK NR29 5JR

- Rarely available - 1 bed semi-detached bungalow
- Off road parking, private rear garden
- UPVC double glazing and fascias, electric night storage heaters
- No onward chain
- South west facing rear garden
- Looking out over allotments with open fields beyond

A rare opportunity to acquire a well maintained one bedroom semi-detached bungalow with off road parking, a generous and private rear garden and no onward chain, located in a well regarded village at the heart of the Broads.

Of brick construction under a tiled roof with UPVC double glazing and fascias and electric night storage heaters, this former local authority property offers an entrance hall/breakfast room, fully fitted kitchen, updated shower room, living room with patio doors leading out into the rear garden and a spacious double bedroom.

Facilities nearby include a post office/village store, discount department store, two cafes/tearooms, two pubs, petrol station, fishing tackle shop and boat hire facilities.

The market town of Stalham, offering a wealth of services, is approximately 5 miles away as is the highly regarded coastal village of Winterton-on-Sea.

## ACCOMMODATION

### **Entrance Hall/Breakfast Room: 8'7" x 7'7"**

Part glazed front door, window to side, coved ceiling, night storage heater, loft access.

### **Living Room: 11'4" (12'10" max) x 10'10"**

French doors to rear leading out onto a private patio. Night storage heater, coved ceiling, brick fireplace with tiled hearth.

### **Kitchen: 9'2" x 8'8"**

Full range of wall and floor mounted units with sink unit and drainer, electric cooker point, partially tiled walls, plumbing for washing machine, built in airing cupboard, window to front aspect.



**Bedroom: 11'3" x 11'0"**

Window to rear, coved ceiling, night storage heater.

### **Shower Room**

Low level w/c, vanity wash basin, shower enclosure, window to front aspect, wall mounted fan heater.

### **OUTSIDE**

The front garden is laid to lawn, enclosed by mature hedgerow borders with double gates providing access for off road parking.

The south west facing rear garden extends to approximately 50ft, laid to lawn with a paved patio, two sheds and enclosed by mature hedging with nothing but allotments and open countryside beyond.

### **ADDITIONAL INFORMATION**

Tenure: Freehold

Services: Mains electricity, water and drainage  
Electric night storage heaters

The owner of this property is related to a Herbert Woods Employee.  
Herbert Woods is an associated company of Waterside Estate Agents.

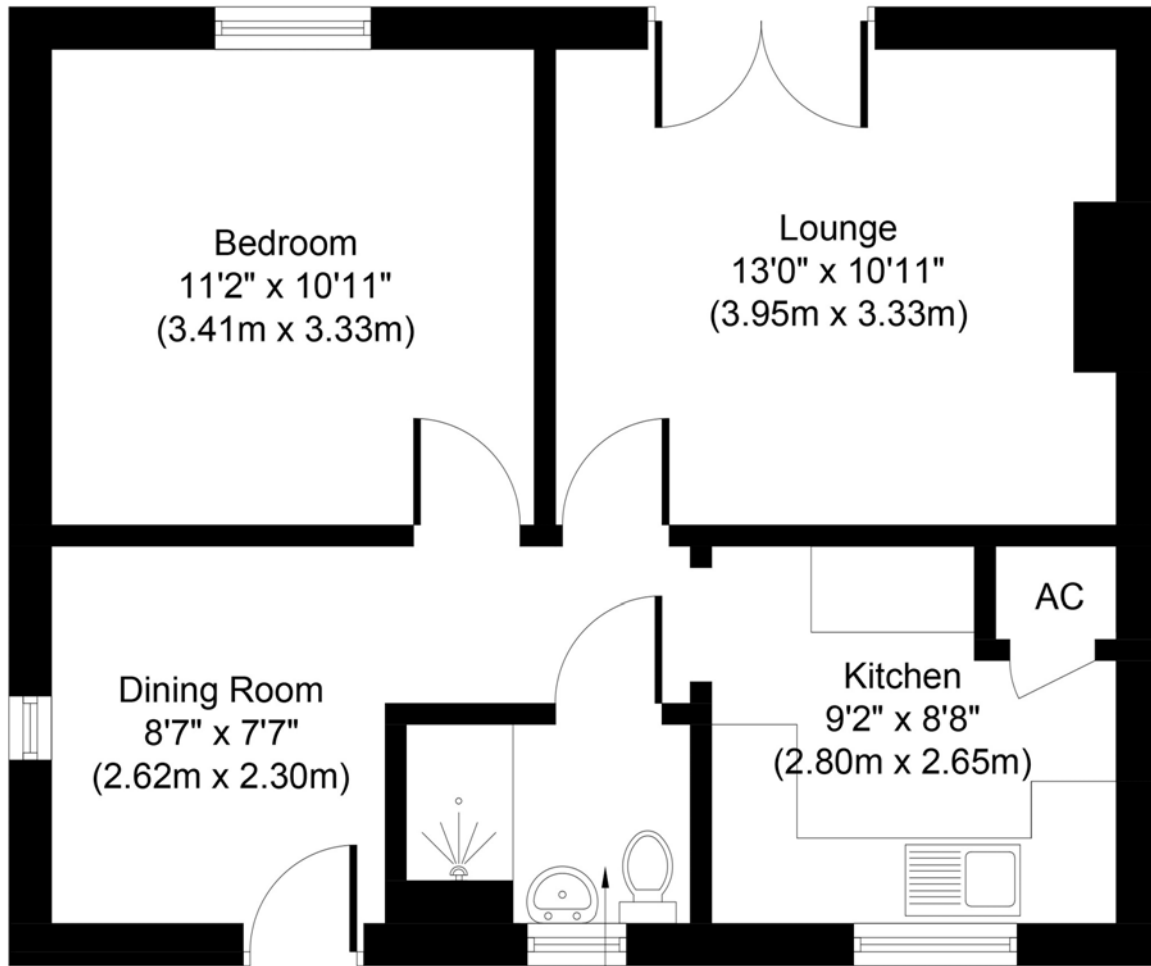
Whilst it is our intention that these sales particulars offer a fair and accurate account, they are provided for guidance purposes only and do not constitute part of any offer or contract.

All measurements are approximate and we have not tested any equipment or services, and no warranty is given or implied that these are in working order.

Prospective purchasers are advised to satisfy themselves by inspection or by further investigation via their solicitor or surveyor.








**Approximate Floor Area**  
**496 Sq. ft.**  
**(46.1 Sq. m.)**

**Shower Room**  
**6'6" x 4'8"**  
**(1.97m x 1.41m)**

PLAN NOT TO SCALE  
 FOR GUIDANCE PURPOSES ONLY

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 	



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