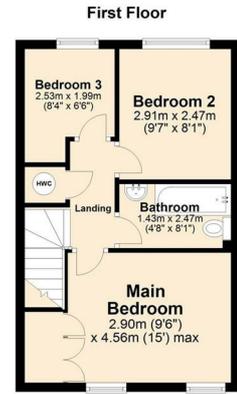
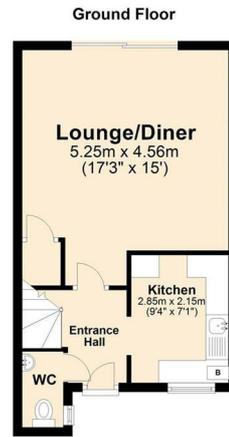




18 | Limassol Road | Dereham | NR19 1XR

£1,000 PCM

 **BUTTERFLY** 
LETTINGS & PROPERTY MANAGEMENT



Every effort has been made to ensure the accuracy of the floorplan provided. However, measurements of doors, windows, rooms, and other items are approximate, and no responsibility is accepted for any errors, omissions, or inaccuracies. This floorplan is for illustrative purposes only and should be used as such by prospective tenants. The services, systems, and appliances depicted have not been tested, and no guarantee is made regarding their functionality or efficiency. Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		87
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Description

This 3 bedroom end terraced property is conveniently located near the market town of Dereham, offering off-road parking, a single garage, and a spacious rear garden. The accommodation includes a lounge/diner with sliding doors to the garden, a practical kitchen, and ample built-in storage in the main bedroom. The property also benefits from a ground-floor WC, family bathroom, and gas central heating throughout.

Externally, the property has 2 allocated parking spaces and a single garage. The rear garden is predominantly laid to lawn with flowerbeds and a patio seating area. With its proximity to local amenities, schools, and road links, this property is ideal for families and professionals alike.

Key features

- 3 Bedroom end-terraced family home
- 3 first-floor bedrooms, including the main bedroom with built-in storage
- Practical kitchen to the front of the property
- Lounge/diner with sliding doors to garden patio
- Ground floor WC and first-floor family bathroom
- Gas central heating and double glazing throughout
- Single garage plus 2 allocated parking spaces
- Enclosed rear garden, laid to lawn with a patio area
- Ideally located for amenities, schools, and road links
- Available from Mid July



6 Church Lane

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While we have made every effort to ensure that these details provide a fair and accurate representation of the property at the time of listing, they are intended for guidance only. Please be aware that we do not consult with management companies, planning departments, or building control in preparing these details. We strongly recommend that you review the property and its surrounding area on Google Maps and Street View before scheduling a viewing. Note that the photographs do not imply that any depicted items are included, the quoted measurements are approximate, and the fixtures, fittings, and appliances have not been tested, so their functionality cannot be guaranteed. If any specific detail is particularly important to you, we advise seeking professional verification.