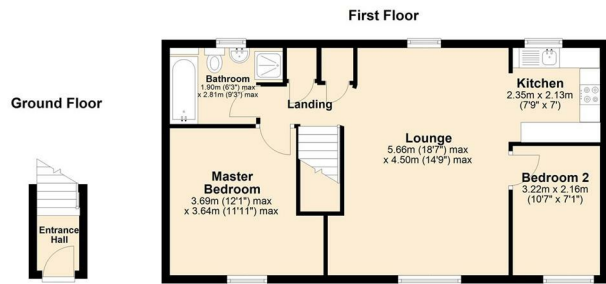




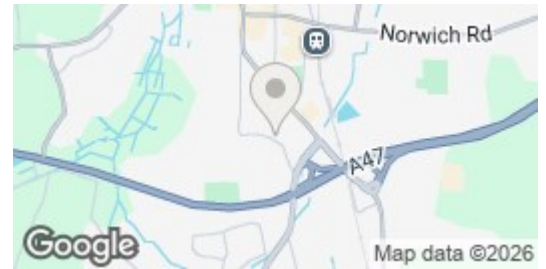
21 | South Green | Dereham | NR19 1PS

£875 PCM



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) <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>		
Not energy efficient - higher running costs		
	79	79
England & Wales		
	EU Directive 2002/91/EC	



## Description

This two bedroom first floor coach house offers well proportioned accommodation, comprising two bedrooms and a spacious open plan dual aspect lounge/diner. The kitchen is fitted with a range of integrated appliances, while the bathroom benefits from both a separate bath and a shower enclosure. Additional features include gas central heating and double glazing throughout.

Externally, the property is set back from the road and enjoys allocated parking within a private residents' parking area. The property is located in a sought-after residential area, offering convenient access to the town centre, local amenities, and excellent travel links, including easy access to the A47.

## Key features

- 2 Bedroom first floor coach house
- Kitchen with some integrated appliances
- Gas central heating and double glazing
- Easy access to the A47
- Ideally situated for the town centre and local amenities
- Open-plan, dual-aspect lounge/diner
- Bathroom with separate bath and shower enclosure
- Allocated parking within a private resident's parking area
- Situated in a sought-after residential location
- Available from February 2026

Council Tax Band & Local Authority: A, Breckland  
Deposit Required: £1,009

You can also scan the QR code to view the property online. This will take you directly to our website, where you'll find additional photos, detailed floorplan, and all the key information in line with Parts A, B, and C of the Material Information guidance for property listings. You'll also be able to browse our other available properties there.



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