



Norwich Street, Dereham, NR19 1AD

welcome to

Norwich Street, Dereham

Welcoming to the market this substantial end-terrace house situated in the Dereham Town Centre, comprising shop front with office, residential maisonette with sitting room, dining room, kitchen, two family bathrooms and three double bedrooms. Internal viewings are recommended!



Description

We are pleased to bring to the market this substantial end-terrace property which offers generous residential accommodation spread over two floors with a commercial aspect to the ground floor which is currently run as a health store.

The property offers ample potential for a variety of uses, keeping the business to the ground floor or converting the property to residential use (subject to planning permissions). The accommodation comprises a generous shop front with office to the rear, W.C. and access to the cellar.

The residential aspect of the property benefits from its own entrance door which leads up into the landing giving access to the family bathroom, kitchen, dining room and sitting room. To the second floor there is three double bedrooms and a family bathroom.

To the outside of the property there is hard standing area for waste and a bay for loading and unloading, this cannot be used as a parking space.

Internal viewing is highly recommended!

The Accommodation

Shop

25' 3" x 13' 3" (7.70m x 4.04m)

Timber framed door with front aspect, vinyl floorings, radiator, windows to front and side aspect.

Office / Study

14' 4" x 13' 2" (4.37m x 4.01m)

Fitted carpet, radiator, double glazed window with side aspect, double glazed door to rear, fitted stainless steel sink, access to the residential floor, door to cellar, door to W.C.

Cloakroom

2 piece suite, low level W.C., wall hung hand wash basin, vinyl flooring, double glazed window to rear aspect.

Cellar

13' 7" x 13' 6" (4.14m x 4.11m)

Concrete flooring with power and lighting.

Entrance Hall

Double glazed door to front aspect, fitted carpet, stairs to first floor landing.

First Floor Landing

Fitted carpet, stairs to second floor landing, doors to;

Sitting Room

18' 1" x 14' (5.51m x 4.27m)

Central feature fireplace, fitted carpet, radiator, double glazed window to side aspect, double glazed window to front aspect x 2.

Dining Room

13' 3" x 13' 3" (4.04m x 4.04m)

Fitted carpet, radiator, double glazed window to side aspect, pantry, storage cupboard, door to sitting room.

Kitchen

10' 7" x 10' 4" (3.23m x 3.15m)

Range of wall and base level units with complementary rolled edged work surfaces, inset stainless steel 1.5 sink bowl, inset gas hob with built in eye level electric oven, tiled flooring, with space for fridge freezer, washing machine and dishwasher, radiator, double glazed window to side aspect.

Family Bathroom

Fitted three piece suite, low level W.C., pedestal hand wash basin, panelled bath, tiled effect flooring, double glazed window to side aspect.

Second Floor Landing

Fitted carpet, radiator, double glazed window to side aspect, storage cupboard, doors to;

Bedroom One

18' 7" x 14' 5" (5.66m x 4.39m)

Fitted carpet, radiator, double glazed window to side aspect, double glazed window to front aspect.

Bedroom Two

13' 7" x 12' 6" (4.14m x 3.81m)

Fitted carpet, radiator, double glazed window to side aspect.

Bedroom Three

12' 1" x 10' 5" (3.68m x 3.17m)

Fitted carpet, radiator, double glazed window to front aspect, storage cupboard.

Outside

To the rear of the property there is an outside space which offers storage for waste and a hard standing area for loading and unloading, this cannot be used as a permanent parking area.

Location

Dereham is situated about 16 miles from the City of Norwich. It has a modern shopping centre, large supermarkets, a full range of schools, hotels, churches and public houses. There are regular bus services to all the nearby towns and villages, together with a fantastic route into Norwich City centre. Dereham boasts many sport and leisure activities including Dereham Leisure Centre, which incorporates a full gymnasium, modern pool and indoor bowls. There is also a friendly and sociable golf club located off the well regarded Quebec Road.

directions to this property:

From William H Brown Dereham office, proceed down Church Street and bear left at Bishop Bonners Cottage. Bear left onto Mary Unwin Road and continue until reaching the t-junction. Take the left hand turn onto Baxter Row and at the mini round-a-bout, turn left back towards the town centre. Take the right hand turn onto Norwich Street and proceed over the set of traffic lights. The property can be found on the right hand side.



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welcome to

Norwich Street, Dereham

- Commercial and Residential Property
- Offers 3 Double Bedrooms
- Shop Front including Cellar and Office
- Amazing Residential Potential (STPP)
- Two, Three Piece Fitted Bathrooms
- Current Business Running
- Town Centre Position Within Walking Distance Of Amenities

Tenure: Freehold EPC Rating: E

£415,000



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



Please note the marker reflects the postcode not the actual property

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Property Ref:
DRM116148 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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