



**Theatre Street, Dereham, NR19 2EN**

**welcome to**

**Theatre Street, Dereham**

>> FOR SALE BY AUCTION!! A fantastic opportunity to acquire this freehold property, comprising 3 apartments which are just a stones throw away from Dereham town centre. The property is being sold with an ongoing concern, 2 of the apartments are currently occupied for let.



### **Maisonette Accommodation**

Double glazed entrance door opening to;

### **Entrance Hall**

With tiled effect flooring, door opening to utility room, further door opening to;

### **W.C**

One piece suite comprising low level w.c, tiled effect flooring, double glazed window to rear aspect.

### **Utility Room**

10' 2" x 9' 4" ( 3.10m x 2.84m )

Fitted base unit with complementary rolled edge work surface over, inset sink, tiled splashbacks, wood effect flooring, radiator, double glazed dual aspect windows.

### **Kitchen/Diner**

19' 9" x 10' ( 6.02m x 3.05m )

A range of wall and base units with complementary rolled edge work surfaces over, inset stainless steel sink, tiled splashbacks, space for gas cooker, space for washing machine, wall mounted boiler, tiled effect flooring, space for dining table, radiator, double glazed windows to side and rear aspects, door opening to;

### **Lounge**

18' 2" x 19' 4" ( 5.54m x 5.89m )

With carpet flooring, exposed wooden beams, radiator, double glazed windows to front and rear aspects, double glazed external door to rear aspect and door opening to stairs rising to first floor landing,

### **First Floor Landing**

With carpet flooring, built-in storage cupboards, radiator, secondary glazed window to front aspect, double glazed window to front aspect, doors opening to both bedrooms and bathroom.

### **Bedroom One**

15' 2" x 11' 4" ( 4.62m x 3.45m )

With carpet flooring, built-in storage cupboard, radiator, double glazed window to rear aspect.

### **Bedroom Two**

12' 4" x 10' 4" ( 3.76m x 3.15m )

With carpet flooring, radiator, double glazed window to rear aspect.

### **Bathroom**

Three piece suite comprising low level w.c, hand wash basin, panelled bath with shower over, wood effect flooring, radiator, double glazed window to side aspect.

### **Outside**

To the front of the first floor and ground floor apartments there is an enclosed low maintenance communal garden area which benefits from shingle, shrubs and a tree. To the front of the maisonette there is a low maintenance garden area which is hard standing.

### **Location**

Dereham is situated about 16 miles from the City of Norwich. It has a modern shopping centre and 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.

### **Important Notice**

For each Lot, a contract documentation fee of £1,500 (inclusive of VAT) is payable to Barnard Marcus Auctions by the buyer. The seller may charge additional fees payable upon completion. If applicable, such fees are detailed within the Special Conditions of Sale. Buyers are deemed to bid in full knowledge of this.

### **The Guide Price**

The Guide Price quoted must not be relied upon by prospective purchasers as a valuation or assessment of value of the property. It is intended to provide

purchasers with an indication of the region at which the reserve may be set at the time of going to press. The guide price may be subject to variation and interested parties are advised to make regular checks for variations and should be aware that the reserve price may be either below or above the quoted guide price.

Prospective purchasers should also be aware that the eventual sale price may be above or below the guide level dependent upon competition, and should therefore not presume the guide to be indicative of the final expected sale price or the price the property is available at.

When setting the guide price, the auctioneers have given consideration to the seller's instructions in respect of their indicated reserve price at the time of instruction. The reserve price, (the level below which the property will not be sold), remains confidential between the seller and the auctioneer. The guide price therefore, is intended to indicate the region at which the reserve price is intended to be set. The seller will confirm their final reserve price close to the auction date and if appropriate the auctioneers may adjust the guide price to reflect this. Whilst Barnard Marcus make every effort to ensure the safety and security of viewers at properties, we have not carried out a detailed Health & Safety inspection of properties in our auctions and cannot therefore guarantee the safety and security of viewers.

Prospective purchasers and bidders attend properties entirely at their own risk. Particular care should be taken when accessing cellars, attics, exterior grounds and outbuildings and boundaries. All non-conducted inspections of vacant sites should be made in daylight hours only and entry into such sites is entirely at the viewers risk.



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## Theatre Street, Dereham

- For Sale By Auction On Tuesday 30th July
- Perfect Investment
- Freehold Property Including 3 Apartments, 2 Currently Tenanted
- All Apartments Offering 2 Bedrooms
- Offers Huge Potential
- Communal Garden Area
- Walking Distance To Dereham Town Centre

Tenure: Freehold EPC Rating: Exempt  
guide price

**£240,000**



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
DRM116242 - 0005

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