



Quebec Street, Dereham, NR19 2DJ

welcome to

Quebec Street, Dereham

THE CHOICE IS YOURS! A spacious 3 bedroom period property which is great HMO with proven income record OR a family home with NO ONWARD CHAIN! Viewings are strongly advised, get in touch with us TODAY!!!



Description

Introducing this period property, situated in the heart of Dereham town, just a short walk from the town centre amenities and facilities. The property offers versatile living and has recently been a successful rental property.

In brief, the ground floor accommodation comprises; entrance hall, lounge, fitted kitchen and dining room. This is complemented on the first floor by three good sized bedrooms, bathroom suite, shower room and separate w.c. The property benefits from gas fired central heating and a basement which can be accessed from the dining room. Outside, there is an enclosed, split-level rear garden.

Offered with NO ONWARD CHAIN, a full internal inspection is highly recommended to fully appreciate the size of accommodation offered for sale!

The Accommodation

Entrance Hall

External entrance door to front aspect, stairs rising to first floor landing, secondary glazed Sash style windows to side aspect and doors opening to lounge and inner hallway.

Lounge

15' 3" max x 12' 3" (4.65m max x 3.73m)
With television point, radiators and secondary glazed Sash style windows to front aspect.

Inner Hallway

Access to kitchen and dining room.

Kitchen

9' 6" x 11' 6" extending to 8' 1" max (2.90m x 3.51m extending to 2.46m max)
A range of wall and base units with work surfaces over, inset stainless steel sink and drainer with mixer tap above, tiled splashbacks, space for free standing cooker with extractor hood over, plumbing available for washing machine, wall mounted gas boiler, radiator and UPVC double glazed windows to rear aspect.

Dining Room

Irregular Shaped Room 11' 8" x 9' max (3.56m x 2.74m)
With television point, radiator, secondary glazed Sash style window to rear aspect, door opening to the rear garden and door opening to;

Basement

This room is split into two areas.

First Floor Landing

With radiator and doors opening to all first floor rooms.

Bedroom One

Irregular Shaped Room 12' 7" x 9' 8" max (3.84m x 2.95m)
With radiator and secondary glazed Sash style window to front aspect.

Bedroom Two

12' 5" max x 8' 11" narrowing to 9' 10" max (3.78m max x 2.72m narrowing to 3.00m max)
With radiator and secondary glazed Sash style window to front aspect.

Bedroom Three

Irregular Shaped Room 11' 9" x 9' 8" max (3.58m x 2.95m)
With radiator and secondary glazed Sash style window to rear aspect.

Bathroom

Partially tiled suite comprising low level w.c, hand wash basin, bath with mixer taps over, extractor fan, radiator and secondary glazed window to rear aspect.

Shower Room

Partially tiled suite comprising walk-in shower cubicle, hand wash basin and chrome towel rail.

W.C

Low level w.c, radiator and secondary glazed window to rear aspect.

Outside

The enclosed rear garden is separated into two sections. The top section is a courtyard style and provides the perfect space for entertaining friends and family. Steps lead to the bottom section which is laid to lawn.

Agents Note

Recently the property's being used as a house of multiple occupancy with 4 rooms being let. For more information, please contact us.



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.



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welcome to

Quebec Street, Dereham

- VIEWINGS STRONGLY ADVISED!!
- 3 Bedroom End-Terraced House
- Fitted Kitchen & Separate Dining Room
- W.C, Bathroom & Separate Shower Room
- HMO with proven income record OR a family home with NO ONWARD CHAIN
- Enclosed, Split-Level Rear Garden
- Walking Distance Of Dereham Town Centre Amenities
- Parking Available Close By

Tenure: Freehold EPC Rating: D

£230,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DRM115104 - 0012

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directions to this property:

From our William H Brown Dereham office, proceed down Church Street and take the right hand turn onto Quebec Street. The property can be found on the left hand side, identified by our William H Brown "For Sale" board.



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