



**St. Nicholas Street, Dereham, NR19 2BS**



**welcome to**

**St. Nicholas Street, Dereham**

Two Bedroom Mid-Terraced Property in the Heart of Dereham with Exposed Wooden Flooring, Courtyard Garden and offered with NO ONWARD CHAIN! Internal viewing is highly recommended!



## Description

William H Brown are pleased to offer a mid-terrace property in the heart of Dereham town centre. Located close to the historic Market Place, this property is offered with NO ONWARD CHAIN and features a living room and kitchen with exposed wooden floorboards downstairs whilst upstairs there is a double bedroom, a single bedroom and a modern fitted shower room. To the rear of the property is a fully enclosed courtyard with a gate to a passageway providing rear access. This is an ideal buy to let or first time home and is available to view and purchase now!

## Accommodation

An entrance door from the road leads into the

### Living Room

12' 9" x 13' ( 3.89m x 3.96m )

Double glazed window to front aspect, exposed wooden flooring, radiator, door to

### Kitchen

11' 9" x 10' 4" ( 3.58m x 3.15m )

Double glazed window to rear aspect, stairs to first floor, wall mounted gas fired boiler, fitted kitchen with wall and base units having work surfaces over, space for electric oven, space and plumbing for washing machine, space for fridge freezer. Door to garden.

### First Floor Landing

Doors to all rooms.

### Bedroom One

12' 5" x 12' 6" max ( 3.78m x 3.81m max )

Double glazed window front aspect, exposed wooden flooring, built in wardrobe, radiator, coving.

### Bedroom Two

9' 10" x 5' ( 3.00m x 1.52m )

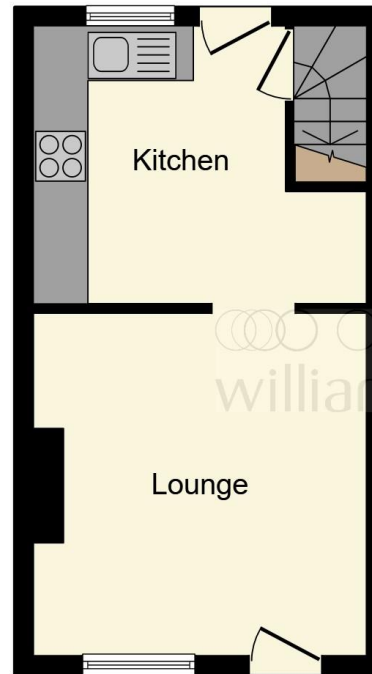
Single room with double glazed window to rear, exposed wooden flooring.

## Shower Room

Fully tiled with shower cubicle, wash hand basin, low level WC, extractor fan.

## Rear Garden

To the rear of the property is a fully enclosed courtyard style garden with patio seating area, storage shed and gate to rear passageway providing rear access behind neighbouring properties.



Ground Floor



First Floor

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](http://www.focalagent.com)



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## **St. Nicholas Street, Dereham**

- Mid-Terraced Cottage
- Two Bedrooms
- Living Room with Exposed Flooring
- Character Kitchen
- NO ONWARD CHAIN
- Enclosed Courtyard Garden
- Modern Shower Room
- Town Centre Location

Tenure: Freehold EPC Rating: C

offers in the region of

**£145,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
DRM115692 - 0005

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