



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

**welcome to**

**St. Nicholas Street, Dereham**

Town Centre Location! A delightful 2 bedroom mid-terraced house, conveniently located within walking distance of Dereham's amenities, facilities and bus routes. Boasting a cosy lounge with open fire, open-plan kitchen/diner, first floor bathroom & rear courtyard. Viewings are essential!!



## Description

We are excited to present to the market this 2 bedroom mid-terraced home, located within a popular non-estate position in the heart of Dereham. The property is well-presented throughout and offers amenities, facilities, bus routes and schools on your doorstep.

In brief, the internal ground floor accommodation comprises; inviting lounge with open fire, dining area with ample storage space and open-plan access to the fitted kitchen. This is complemented on the first floor by the principal bedroom with decorative fireplace, further bedroom with built-in storage and the family bathroom.

Coupled with the accommodation, the property further benefits from electric heating and double glazed windows throughout. To the rear, there is a small courtyard ideal for outside seating space and offering access to neighbouring properties.

This property will appeal to an assortment of buyers, making internal viewing highly recommended!

## The Accommodation

Double glazed external entrance door opening to;

### Lounge

11' 7" x 11' 6" ( 3.53m x 3.51m )

Wood effect flooring, central log burner with brick hearth and brick surround, exposed wooden beams, wall lights, electric heater, double glazed window to front aspect and door opening to;

### Dining Area

11' 7" x 9' 6" ( 3.53m x 2.90m )

Tiled effect flooring, stairs rising to first floor landing, built-in storage cupboards, electric heater and opening to;

### Kitchen

10' 4" x 9' 6" ( 3.15m x 2.90m )

A range of wall and floor mounted units with complementary rolled edge work surfaces over, inset stainless steel sink and drainer with mixer tap, tiled splashbacks, built-in electric oven, inset electric hob with extractor hood over, space for fridge freezer, washing machine and dishwasher, tiled effect flooring, under-cabinet lighting, double glazed window to rear aspect and double glazed external door opening to the rear courtyard.

### First Floor Landing

Fitted carpet flooring, electric heater, loft access and doors opening to both bedrooms and bathroom.

### Bedroom One

12' x 11' 7" ( 3.66m x 3.53m )

Fitted carpet flooring, central decorative fireplace, inset ceiling spotlights, electric heater and triple glazed window to front aspect.

### Bedroom Two

8' 7" x 6' 5" ( 2.62m x 1.96m )

Fitted carpet flooring, built-in storage cupboard, electric heater and double glazed window to rear aspect.

### Bathroom

Three piece suite comprising low level w.c, hand wash vanity unit, panelled bath with shower over, part tiled walls and tiled flooring.

### Outside

To the rear, there is a small courtyard area, laid to brickweave and also provides access to neighbouring properties.

## Location

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

Leaving Dereham town centre via Wellington Road, turn right into St Nicholas Street. The property can then be found on the right hand side, identified by our William H Brown 'For Sale' board.



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welcome to

## St. Nicholas Street, Dereham

- 2 Bedroom Mid-Terraced House
- Well-Presented Accommodation
- Welcoming Lounge With Open Fire
- Open-Plan Kitchen/Diner
- Electric Heating And Double Glazed Windows
- Rear Courtyard Space
- Town Centre Position
- Local Amenities On Your Doorstep

Tenure: Freehold EPC Rating: D

# £180,000



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:  
DRM116870 - 0005

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