



Commercial Road, Dereham, NR19 1AE

welcome to

Commercial Road, Dereham

Charming Period Property! A characterful mid-terraced home, occupying a non-estate position just a stones throw away from Dereham town centre. Offered for sale with NO ONWARD CHAIN and boasting 2 double bedrooms, lounge with wood burner, fitted kitchen, gardens & 2 parking spaces!!



Description

We are delighted to welcome to the market this charming 2 bedroom mid-terraced home, which is full of old-world charm and is located within easy walking distance of Dereham's amenities and facilities.

While the property is a timeless appeal, it is in need of modernisation, offering an exciting opportunity to update and personalise to suit your taste. In brief, the internal ground floor accommodation comprises; cozy lounge with central wood burner, fitted kitchen with stairs rising to first floor landing, rear lobby with storage space and access to the rear garden, and the fitted bathroom suite. This is complemented on the first floor by two double bedrooms both offering a wealth of built-in storage.

Coupled with the accommodation, the property further benefits from gas fired central heating with a new boiler installed in 2023, together with double glazed windows. Outside, there is a generously-proportioned rear garden, together with two off-road parking space to the rear aspect.

Offered for sale with NO ONWARD CHAIN, this home is perfect for buyers seeking a project. Internal viewing is strongly recommended!

The Accommodation

Wooden entrance door opening to;

Lounge

11' 11" x 14' 2" (3.63m x 4.32m)

Fitted carpet flooring, central wood burner with tiled hearth, radiator, double glazed window to front aspect and door opening to;

Kitchen

14' 7" max x 7' 11" (4.45m max x 2.41m)

A range of wall and floor mounted units with complementary rolled edge work surfaces over, inset stainless steel sink with mixer tap, tiled splashbacks, built-in electric oven, inset electric hob, space for dishwasher, space for fridge freezer, wall mounted boiler, tiled flooring, door opening to stairs rising to first floor landing, double glazed window to rear aspect and opening to;

Rear Lobby

Vinyl flooring, built-in storage cupboard, space for washing machine, external door opening to the rear garden and door opening to;

Bathroom

Three piece suite comprising low level w.c, hand wash vanity unit, panelled bath with shower over, part tiled walls, vinyl flooring, radiator and double glazed obscure glass window to rear aspect.

First Floor Landing

Fitted carpet flooring and doors opening to both bedrooms.

Bedroom One

12' x 13' (3.66m x 3.96m)

Fitted carpet flooring, built-in wardrobes, feature fireplace, radiator and double glazed window to front aspect.

Bedroom Two

10' 1" x 8' 9" (3.07m x 2.67m)

Fitted carpet flooring, built-in wardrobes, radiator and double glazed window to rear aspect.

Outside

Gated access opens to the front garden which is laid predominantly to lawn with mature hedging enclosing the home, offering full privacy and security. A paved patio pathway leads to the main entrance.

Stepping out to the generously-proportioned rear, the garden is laid predominantly to lawn with paved patio, for ease of maintenance, and also providing space for outside entertaining. A range of mature shrubs features for added levels of greenery, together with a storage shed for added convenience. The garden is fully enclosed by timber fencing and gated access leads to the parking.

A shared driveway can be found on the right hand side of the property which leads to the two off-road parking spaces at the rear of the home.

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 follow the road around to the left past Bishop Bonners Cottage. At the t-junction, turn left and at the mini round-a-bout turn left back towards the town centre. Take the next right hand turn into Norwich Street and continue to the bottom. At the traffic lights, turn right into Commercial Road and proceed along. The property can be found on the left hand side.



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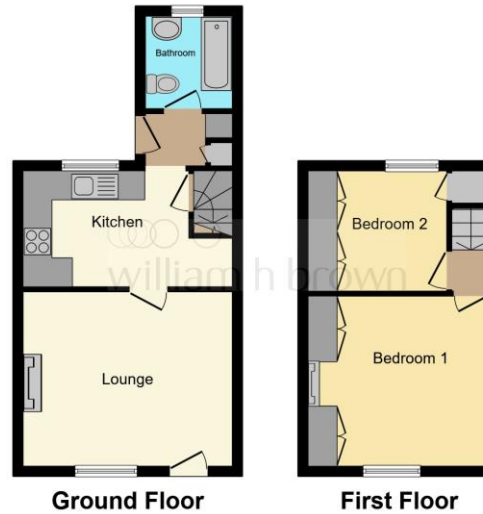


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Commercial Road, Dereham

- NO ONWARD CHAIN!
- 2 Double Bedroom Period Property
- Charm & Character Features Throughout
- Fitted Kitchen And Bathroom
- Gas Fired Central Heating And Double Glazed Windows
- Enclosed, Well-Proportioned Garden
- 2 Off-Road Parking Spaces
- Easy Walking Distance To Town Centre

Tenure: Freehold EPC Rating: D
Council Tax Band: A



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

£185,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DRM116792 - 0005

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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