



**Malthouse Court, Dereham, NR20 4UA**



**welcome to**

**Malthouse Court, Dereham**

>> NO ONWARD CHAIN! A 2 bedroom semi-detached house, situated within walking distance of Dereham town centre. The property offers scope for modernisation & enhancement, and benefits from electric storage heating, lounge, fitted kitchen, low maintenance rear garden & parking space!!



## Description

We are pleased to present to the market this 2 bedroom semi-detached house, located just a short walk from Dereham town centre amenities and facilities.

Briefly, the internal ground floor accommodation comprises; entrance porch, lounge with stairs rising to first floor landing, and a fitted kitchen with space for a range of appliances. This is complemented on the first floor by two bedrooms and the bathroom suite. Outside, there are low maintenance gardens and a off-road parking space available to the rear. Coupled with the accommodation, the property further benefits from electric heating and double glazed windows.

With plenty of potential and offered for sale with no onward chain, this property is perfect for first time buyers or buy-to-let investors!

## The Accommodation

Double glazed external entrance door opening to;

### Entrance Porch

Double glazed door opening to;

### Lounge

16' 3" x 10' 5" ( 4.95m x 3.17m )

Fitted carpet flooring, stairs rising to first floor landing, two electric heaters, double glazed windows to front aspect and door opening to;

### Kitchen

10' 4" x 5' 4" ( 3.15m x 1.63m )

A range of wall and floor mounted units with complementary rolled edge work surfaces over, inset stainless steel sink, tiled splashbacks, space for electric cooker, space for fridge freezer, space for washing machine, tiled effect flooring, electric heater, double glazed window to rear aspect and double glazed external door opening to the rear garden.

### First Floor Landing

Fitted carpet flooring and doors opening to both bedrooms and bathroom.

### Bedroom One

10' 5" max x 10' 1" ( 3.17m max x 3.07m )

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

### Bedroom Two

10' 6" x 6' ( 3.20m x 1.83m )

Fitted carpet flooring, electric heater and double glazed window to rear aspect.

### Bathroom

Three piece suite comprising low level w.c, pedestal hand wash basin, tiled splashbacks, panelled bath, fitted carpet flooring and double glazed obscure glass window to side aspect.

## Outside

To the rear, there is a small decking area which offers outdoor seating space, together with a timber storage shed for convenience and shingle parking space for 1 vehicle.

## 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 every 15 minutes. Dereham boasts many sport and leisure activities including a Sports and 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.



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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## **Malthouse Court, Dereham**

- 2 Bedroom Semi-Detached House - No Chain
- Fitted Kitchen And Bathroom
- Electric Storage Heating & UPVC Double Glazed Windows
- Low Maintenance Rear Garden
- Parking Space To The Rear
- Popular Location, Close To Dereham Town Centre
- Ideal For Buy-To-Let Investors & First Time Buyers

Tenure: Freehold EPC Rating: E

Council Tax Band: B

guide price

**£170,000 - £180,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
DRM117222 - 0004

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