



Elvin Road, Dereham, NR19 2DX

welcome to

Elvin Road, Dereham

>> NO ONWARD CHAIN! A 3 bedroom mid-terraced house, just a stones throw away from Dereham town centre. With scope for modernisation and enhancement, the home offers a lounge, fitted kitchen/diner, private rear garden, en bloc garage & more. Viewings are essential!



Description

We are excited to welcome to the market this 3 bedroom mid-terraced home, located within a well-regarded area of Dereham, just walking distance from local amenities and facilities.

This home would benefit from a programme of internal decorative modernisation and enhancement, with the accommodation briefly comprising; entrance porch, entrance hall, lounge with central fireplace, kitchen/diner with built-in electric oven, three bedrooms and the family bathroom suite.

Coupled with the accommodation, the property further benefits from electric storage heaters and double glazed windows. Outside, there are mature gardens to both aspects, together with an en bloc garage located to the rear aspect.

The Accommodation

Double glazed external entrance door opening to;

Entrance Porch

Hard flooring and door opening to;

Entrance Hall

Wood effect flooring, stairs rising to first floor landing and door opening to;

Lounge

12' 9" x 12' 8" (3.89m x 3.86m)

Wood effect flooring, central electric fireplace with decorative surround, electric storage heater, double glazed window to front aspect and opening to;

Kitchen/Diner

15' 3" x 9' 2" (4.65m x 2.79m)

A range of wall and floor mounted base units with complementary rolled edge work surfaces over, inset stainless steel sink with mixer tap, tiled splashbacks, built-in eye-level electric oven, concealed extractor hood, space for fridge freezer, space for washing machine, tiled flooring, electric storage heater, double glazed window to rear garden and double glazed external door opening to the rear garden.

First Floor Landing

Fitted carpet flooring, airing cupboard housing hot water tank, loft access, electric storage heater and doors opening to all bedrooms and bathroom.

Bedroom One

12' x 9' (3.66m x 2.74m)

Fitted carpet flooring, built-in wardrobe and double glazed window to front aspect.

Bedroom Two

10' 2" x 9' 2" (3.10m x 2.79m)

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

Bedroom Three

9' x 6' 6" (2.74m x 1.98m)

Fitted carpet flooring and double glazed window to front aspect.

Bathroom

Three piece suite comprising low level w.c, pedestal hand wash basin, tiled splashbacks, panelled bath with shower over, tiled effect flooring and double glazed obscure glass window to rear aspect.

Outside

The property is set back from the road, featuring shingle and numerous mature plant beds which add greenery and offer privacy. A paved pathway leads to the main entrance.

The rear garden is laid predominately to lawn, further enhanced by mature shrubberies and timber fencing which encloses for security.

En Bloc Garage

16' x 8' (4.88m x 2.44m)

Up and over door to front.

Agents Note

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your Conveyancer will take the necessary steps and advise you accordingly.

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:

From William H Brown Dereham office, proceed into the town centre and bear left at the War Memorial. Take the right hand turn at the top of Swaffham Road onto Quebec Road. Take the first left hand turn into Elvin Road and continue along. The property can be found on the right hand side, identified by our William H Brown 'For Sale' board.



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welcome to

Elvin Road, Dereham

- **NO ONWARD CHAIN**
- 3 Bedroom Mid-Terraced House
- Scope To Modernise And Enhance
- Fitted Kitchen And Dining Area
- Electric Storage Heaters And Double Glazed Windows
- Private Rear Garden
- En Bloc Garage
- Easy Walking Distance To Town Centre

Tenure: Freehold EPC Rating: E
Council Tax Band: B

£197,500



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:
DRM117625 - 0003

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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