



Market Place, Dereham, NR19 2AX

welcome to

Market Place, Dereham

Nestled in a discreet position just moments from Dereham town centre, this inviting 2 bedroom end-terraced home is perfect for first time buyers or investors. Offering a modern fitted kitchen, 15' lounge, shower room and 2 parking spaces. Motivated vendor who has already found - don't miss out!



Description

Situated in the heart of Dereham, this extremely well-presented two bedroom home enjoys a convenient position with access to the town's wide range of amenities. An ideal opportunity for first time buyers or investors, the property offers a modern fitted kitchen, a welcoming lounge, first floor landing, two bedrooms and a shower room.

Outside, the home benefits from two allocated off-road parking spaces located directly opposite the property. Additional features include electric heating and double glazed windows throughout. The vendor has already found and is keen to move, making this a fantastic, ready-to-go purchase.

The Accommodation

Double glazed external entrance door opening to;

Kitchen

9' 2" x 8' (2.79m x 2.44m)

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 electric oven, inset electric hob with extractor hood over, space for free standing fridge freezer, space for washing machine, wood effect flooring, radiator, double glazed window to front aspect and door opening to;

Living Room

15' 9" x 11' 5" (4.80m x 3.48m)

Fitted carpet flooring, stairs rising to first floor landing, built-in storage cupboard, radiator and two double glazed windows to front aspect.

First Floor Landing

Fitted carpet flooring, radiator and doors opening to both bedrooms and shower room.

Bedroom One

11' 7" x 8' (3.53m x 2.44m)

Fitted carpet flooring, radiator and double glazed window to side aspect.

Bedroom Two

10' x 8' 6" (3.05m x 2.59m)

Fitted carpet flooring, radiator and double glazed window to front aspect.

Shower Room

Three piece suite comprising low level w.c, hand wash vanity unit, tiled splashbacks, walk-in corner shower cubicle, wood effect flooring, radiator and double glazed window to front aspect.

Outside

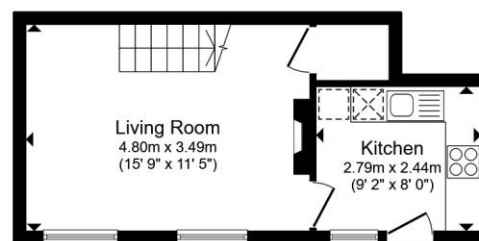
The property benefits from two allocated parking spaces to the front aspect.

Agents Note

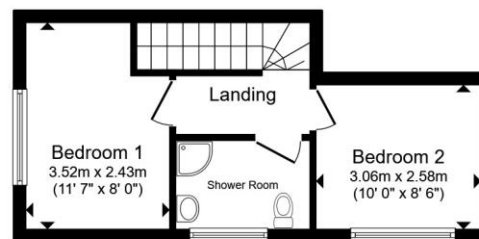
Please note that the property has a private right of way over the shared access drive. Please enquire with the branch for further details.

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.



Ground Floor



First Floor

Total floor area 49.0 m² (527 sq.ft.) approx

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.propertybox.io


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welcome to

Market Place, Dereham

- Well-Presented 2 Bedroom End-Terraced House
- Modern Fitted Kitchen
- Comfortable Lounge
- 2 Off-Road Parking Spaces To Front
- Electric Heating And Double Glazed Windows
- Tucked-Away Location In The Heart Of Dereham
- Local Shops And Amenities On Your Doorstep
- Ideal For First-Time Buyers Or Investors

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

£150,000



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Property Ref:
DRM117791 - 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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



Please note the marker reflects the
postcode not the actual property



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