



Market Place, Dereham NR19 2AX

welcome to

Market Place, Dereham

GUIDE PRICE £145,000-£150,000 Nestled in a discreet position just moments from Dereham town centre, an inviting 2 bedroom end-terraced home. Offering a modern fitted kitchen, 15' lounge, shower room and 2 parking spaces. Motivated vendor who has already found - don't miss out!



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.



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Market Place, Dereham

- GUIDE PRICE £145,000-£150,000
- Well-Presented 2 Bedroom End-Terraced House
- Modern Fitted Kitchen and Comfortable Lounge
- 2 Off-Road Parking Spaces To Front
- Electric Heating And Double Glazed Windows

Tenure: Freehold EPC Rating: E

Council Tax Band: A

£145,000



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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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