



## 2 Simla Villas

£200,000

This semi-detached house is situated in a town centre location requiring refurbishment and priced to sell!

Offering good sized accommodation with entrance hall leading to a sitting room and separate dining room.

To the rear of the property is a fitted kitchen which provides access to the rear garden.

On the first floor, there is an upper landing, 3 bedrooms and family bathroom.

Outside, the property benefits from a 50ft rear garden (approx.) together with brick built external stores and timber shed.

The property is offered for sale with no onward chain so call today and arrange your viewing!

### Services

Gas central heating. Mains water, drainage, and electricity are connected.

This property is being marketed by our Dereham office and the property reference is AD0199.



## Situation

Dereham is a well-served Breckland market town, located in the heart of Norfolk. The town offers a great mixture of excellent independent shops, national retailers, cafes and restaurants. Dereham has a good selection of primary and secondary education, with numerous bus connection from the town centre connecting the nearby villages, as well as other destinations, such as Norwich, Fakenham and King's Lynn.

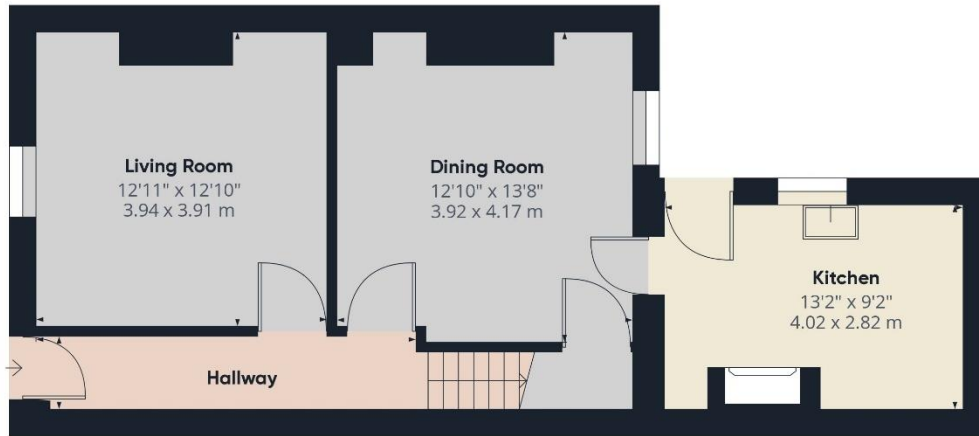
## Directions

To find the property leave Dereham Market Place by bearing right at the War Memorial, continuing along Wellington Road and taking the first right into Cowper Road, where the property will be found on the left hand side identified by a Parsons & Company 'For Sale' board.

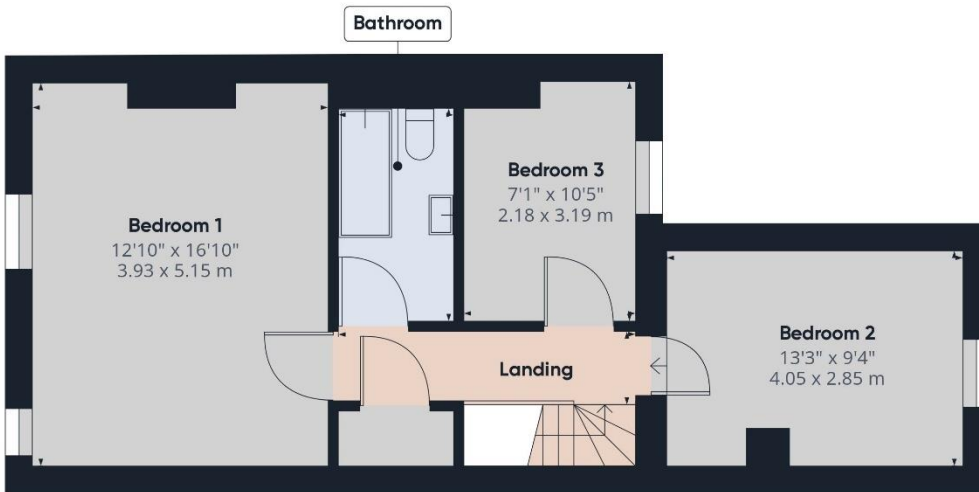
**For further information and to arrange your viewing, please contact our friendly and professional staff.**

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. Also if there is anything in particular that you require clarification on - call the office before viewing. For further information see Consumer Protection from Unfair Trading Regulations 2008.





Ground Floor



Floor 1

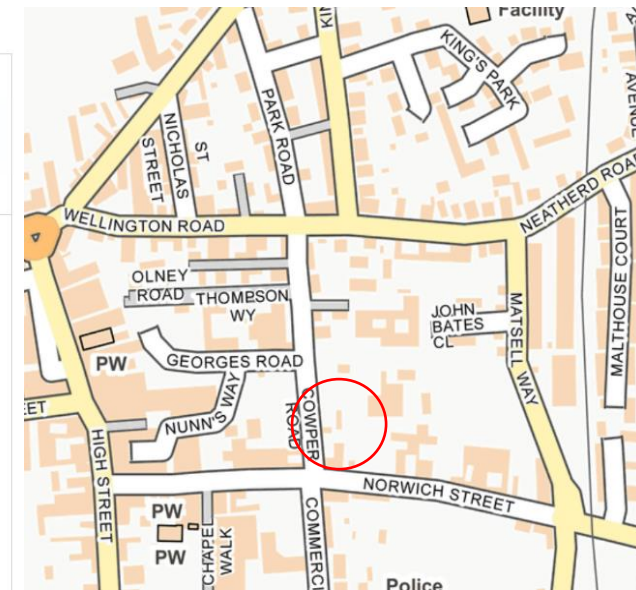
**PARSONS**  
COMPANY

Approximate total area<sup>®</sup>  
1048.42 ft<sup>2</sup>  
97.4 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360



**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92+)	<b>A</b>	<b>TBC</b>
(81-91)	<b>B</b>	
(69-80)	<b>C</b>	
(55-68)	<b>D</b>	
(39-54)	<b>E</b>	
(21-38)	<b>F</b>	
(1-20)	<b>G</b>	
Not energy efficient - higher running costs		

England & Wales

EU Directive  
2002/91/EC



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