



## 16 Ascot Gardens

£225,000

A well-presented three-bedroom semi-detached bungalow situated within the sought after market town of Dereham.

This property is close to amenities and benefits from a cul-de-sac location.

This home offers a living/dining room, a fitted kitchen, three bedrooms so offers versatile living, plus a stylish bathroom suite.

Outside, there is a front garden area with a long drive to garage, providing ample off-street parking.

To the rear, is a private garden with an outlook of trees, and is complement with access to the garage, laid to lawn grass and a hard standing area.

The property is being offered for sale with no onward chain!

### 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 AD0245.



## 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.

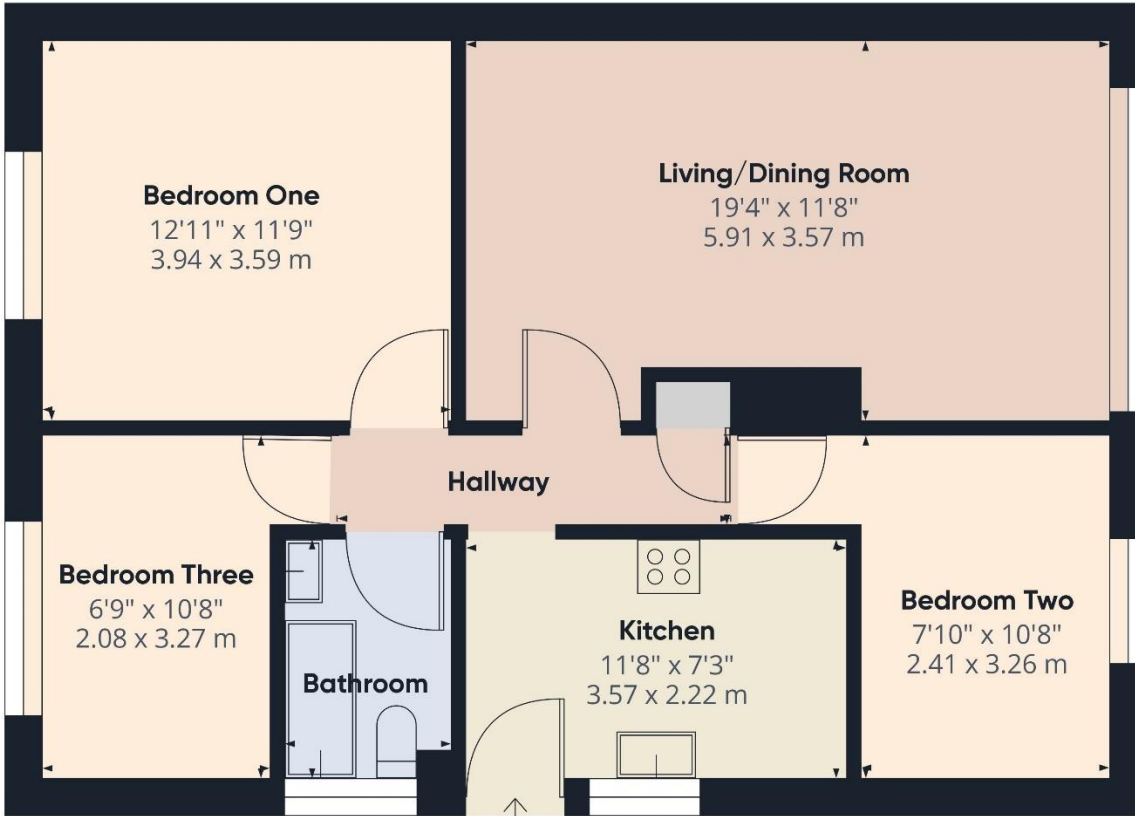
## Directions

To find the property leave the Market Place via Church Street. Proceed past Bishop Bonners Cottage and onto Littlefields. At the T junction turn right into Southend and just before the junction with the A1075 Shipdham Road, turn right onto South Green Gardens. Proceed to the far end and Ascot Gardens is the last left hand turning and the property can be found in the far right hand corner with a 'For Sale' board erected for ease of identification.

## 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.





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Approximate total area<sup>®</sup>  
721.38 ft<sup>2</sup>  
67.02 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>		
(81-91) <b>B</b>		87
(69-80) <b>C</b>		
(55-68) <b>D</b>	58	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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