



A modern semi-detached house located a mile from the town centre, offering completely redecorated accommodation including 2 bedrooms, fitted kitchen, lounge and has the benefit of a downstairs cloakroom and first floor bathroom. The rear garden is fully enclosed and a driveway to the side provides off road parking.

Available: April 2025
Furnishing: Unfurnished
Council Tax: Band B

No smokers
No pets

Damage Deposit: £978.00
Holding Deposit: £195.00

Directions

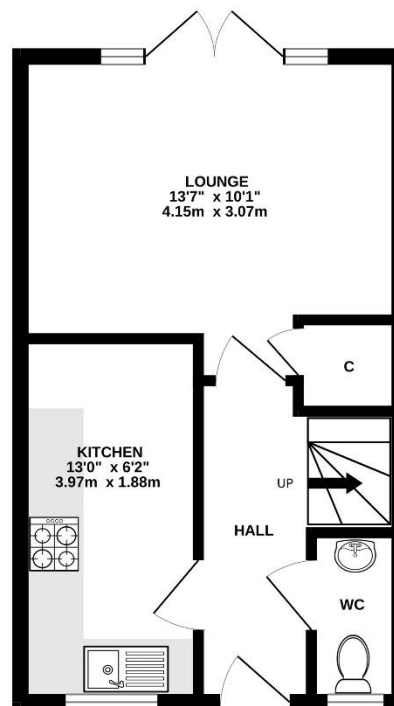
To find the property leave Dereham Market Place by bearing left at the War Memorial and proceed down Swaffham Hill. At the bottom turn right onto Sandy Lane and after approximately half a mile turn left onto Girling Road. At the "T" junction turn right onto Wavell Road and the property will be found on the left hand side identified by a Parsons & Company 'To Let' board.

Location

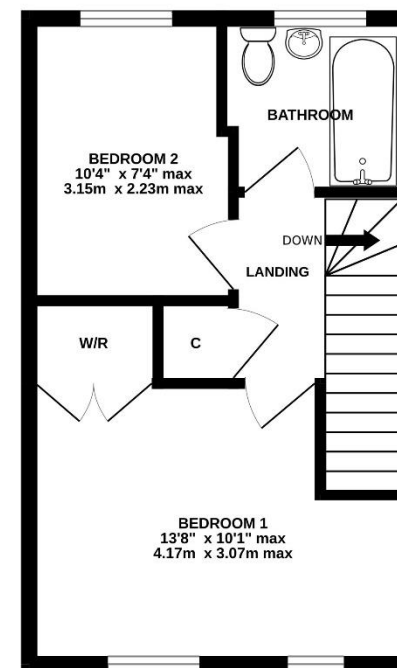
Dereham is a thriving market town situated approximately 18 miles west of Norwich with fast and easy access along the A47 trunk road. Dereham itself has excellent local shops, schools and many other amenities.

EPC Rating: C/72

GROUND FLOOR
315 sq.ft. (29.2 sq.m.) approx.



1ST FLOOR
315 sq.ft. (29.2 sq.m.) approx.



TOTAL FLOOR AREA : 630 sq.ft. (58.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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