



152 Southend

Guide Price £200,000 - £210,000

A charming cottage offering spacious and well maintained accommodation, located within walking distance of the town centre and within easy reach of amenities and the A47.

From the porch, you enter the sitting room with wood burning stove and built-in cupboard. There is a separate dining room with stairs to the first floor and an opening to the kitchen, which has fitted base and wall cupboards. The bathroom has a corner bath with shower above. There is a sun room off the kitchen which leads to the seating area of the rear garden.

Upstairs, there is a small landing which provides access to the bedrooms, both being double in size.

Outside, the property has a small garden to the front bound by a brick wall and gate. The rear garden is fully enclosed and laid to lawn with both paved and decked seating areas, together with a garage and parking space to the rear.

Services

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



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

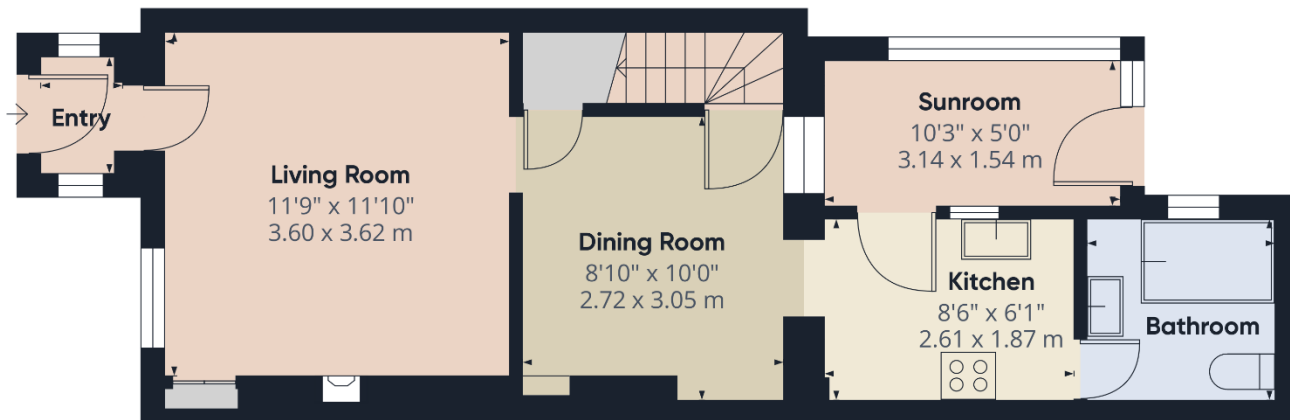
To find the property leave Dereham Market Place via Church Street, pass Bishop Bonners Cottage and at the T junction turn right onto Southend. The property will be found on the right hand side identified by a Parsons & Company 'For Sale' board.

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

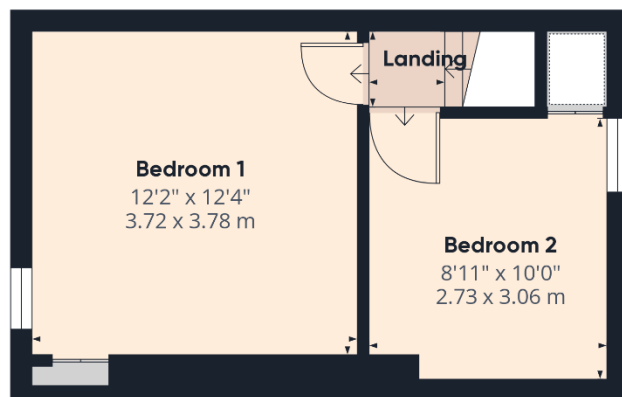
This property is being marketed by our Dereham office and the property reference is AD0412.

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
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Approximate total area^m

665.09 ft²

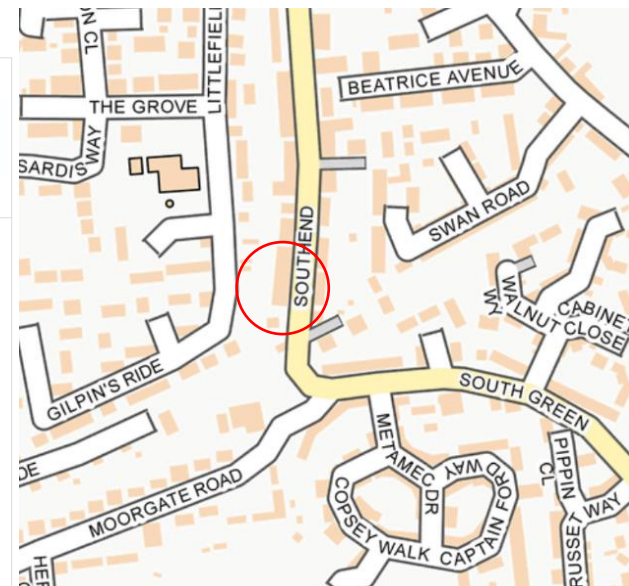
61.79 m²

(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.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Energy Efficiency Rating

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

TBC

England, Scotland & Wales

EU Directive
2002/91/EC



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