





# 13 Wellington Road

## Offers In Excess Of £145,000

An ideally situated two-bedroom terraced house set within walking distance of amenities in Dereham town centre.

This property is ideal for an investor or first-time buyer.

As you enter you are greeted by a character living room of which is complemented by an open-fire place that could well cater a log burner.

Next is a fitted kitchen that benefits from some re-fitted units, roll edge work-top and larder cupboard.

Further on, there is a rear lobby that leads a ground floor family bathroom comprising of bathtub, pedestal wash basin and low-level flush WC, plus a door to the rear garden.

Upstairs, are two double bedrooms that benefits from a fitted wardrobe/cupboard.

Outside, to the rear, is laid patio leading to the garden with some flowerbeds, shed and log store.

### Services

Gas central heating. Mains water, drainage, gas 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, 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 and proceed along Wellington Road, the property can then be found on the right hand side.

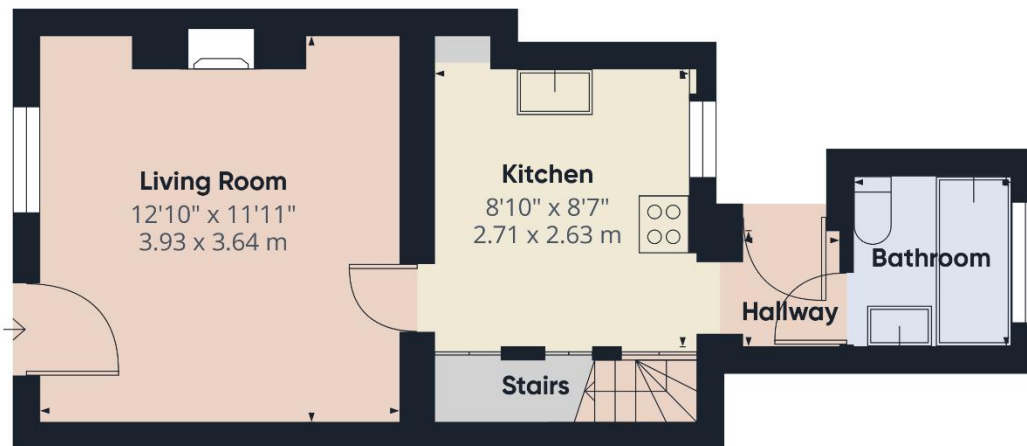
**For further information and to arrange your viewing, please contact our friendly and professional staff.**

This property is being marketed by our Dereham office and the property reference is AD0424.

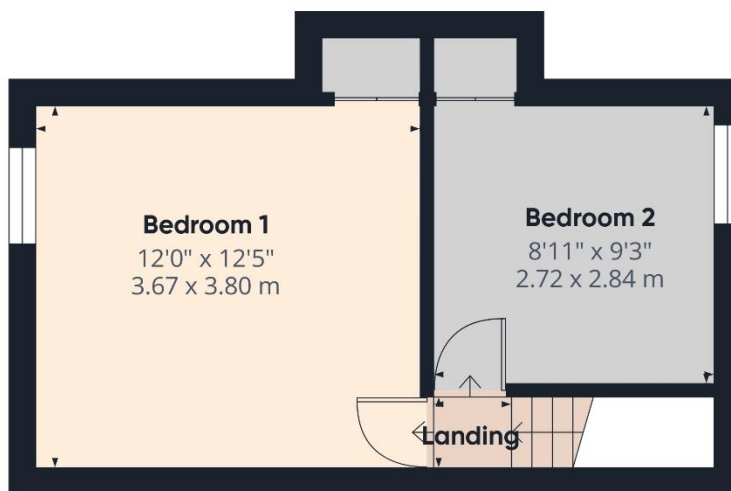
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information 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

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Approximate total area<sup>m</sup>

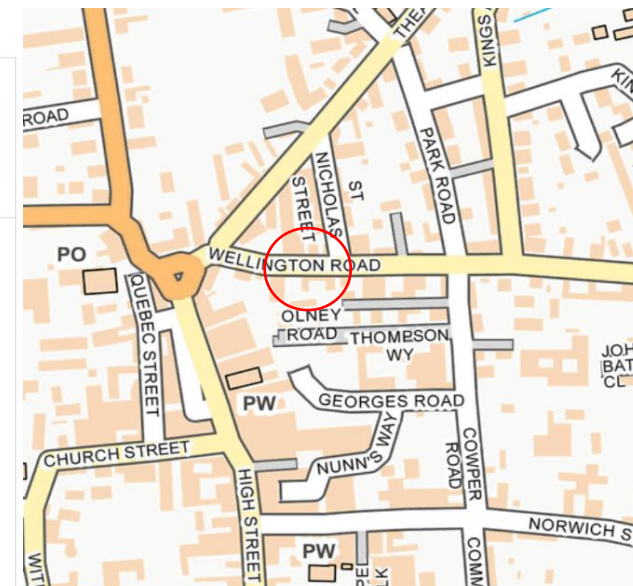
554 ft<sup>2</sup>  
51.5 m<sup>2</sup>

(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.

Calculations are based on RICS IPMS 3C standard.

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### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		90
(69-80) <b>C</b>	71	
(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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Dereham Office

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