



Arrandale, 75 Crown Road

Guide Price £160,000 - £170,000

A property full of potential is this two-bedroom end terrace house situated close to Dereham town centre.

This property is ideal for first time buyer, investor or someone looking to be walking distance into town.

As you enter, there is a spacious living/dining room currently with panelled walls and double-glazed window to front.

Further on, there is a fitted kitchen with base & eye level units that leads to an end lobby providing access to a shower room, separate WC and lean-to to garden.

Upstairs, are the two double bedrooms.

Outside, to the front, is off-street parking for one vehicle via a dropped curb to laid slabs.

To the rear, is hardstanding leading to a patio area, laid to lawn grass with surround flower beds and shrubs plus access to a shed and workshop.

This property is offered for sale with no onward chain.

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, as well as other destinations, such as Norwich, Fakenham and King's Lynn. The North Norfolk coast is also within a 40 minute drive.

Directions

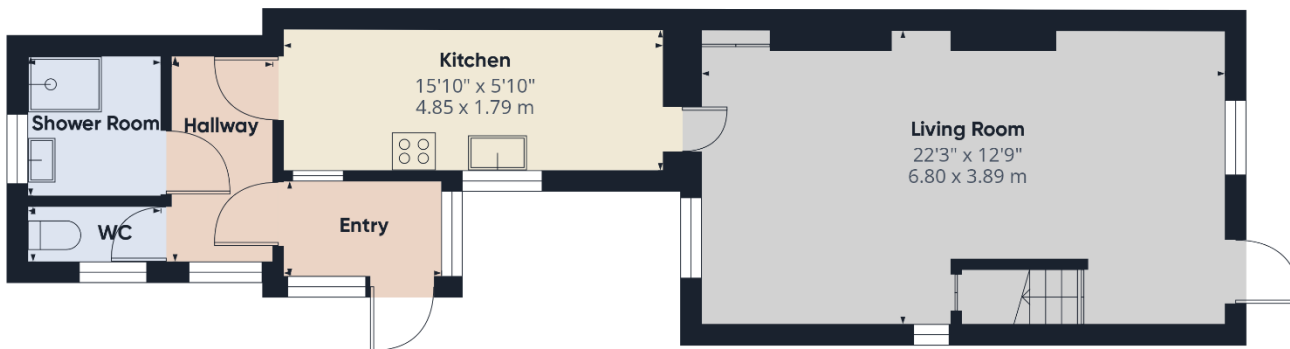
To find the property from Dereham town centre head along Wellington Road and then at the Maltings junction proceed straight over onto Neatherd Road. Continue round onto Crown Road where the property will be found on the right hand side identified by a Parsons & Company 'For Sale' board.

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

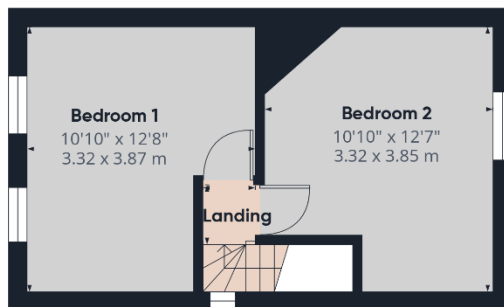
This property is being marketed by our Dereham office and the property reference is AD0431.

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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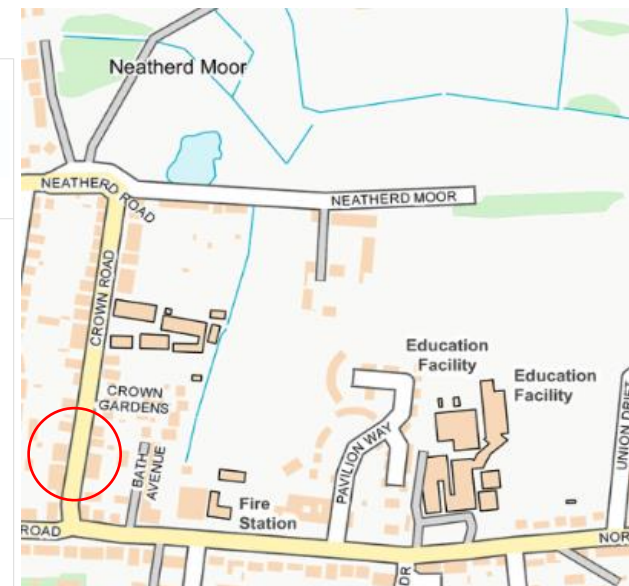
Approximate total area^m

733 ft²
68 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive
2002/91/EC



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