



95 Southend

Guide Price £190,000 - £200,000

This Victorian mid-terraced cottage offers modern accommodation and is located within walking distance of the town centre and conveniently situated for access to the A47.

Through the front door, you enter the sitting room which has a wood burner and is open to the dining area, which has an open storage area and access to the staircase. The next opening leads to the modern kitchen which has a single oven, gas hob and extractor together with a range of fitted base, wall and tall units. The bathroom can also be found on the ground floor with shower over the bath.

On the first floor, the upper landing provides access to the two bedrooms (the main being double in size and the second being a single) and the first floor cloakroom.

Outside, the front garden is bound by wrought iron railings with a gate and path to the front door. There is a side passageway providing pedestrian access to the rear gardens for this property and the neighbours next door. The rear garden is laid to lawn and has a garage to the rear with a parking space.

Services

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

N.B. We have been informed that this property enjoys a right of way down Daphne Close and across the land owned by 99 and 97 Southend, to access the garage and parking area to the rear of the property. The neighbours at 93 Southend have a right of way across the rear driveway to access their parking area.



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

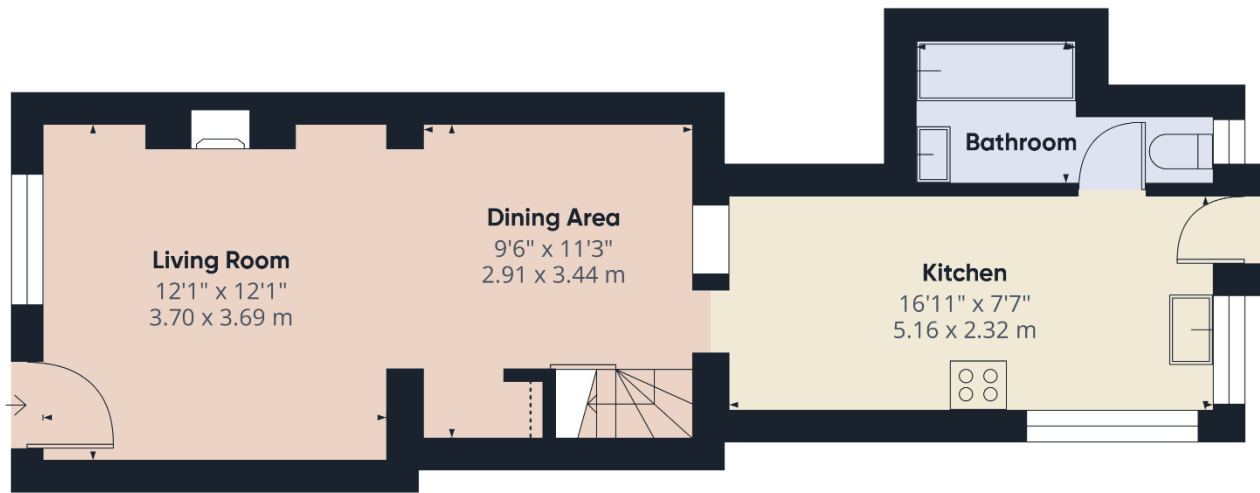
To find the property leave Dereham Market Place via Church Street, pass Bishop Bonners Cottage and at the T junction turn right onto Southend. The property will be found on the left hand side identified by a Parsons & Company 'For Sale' board.

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

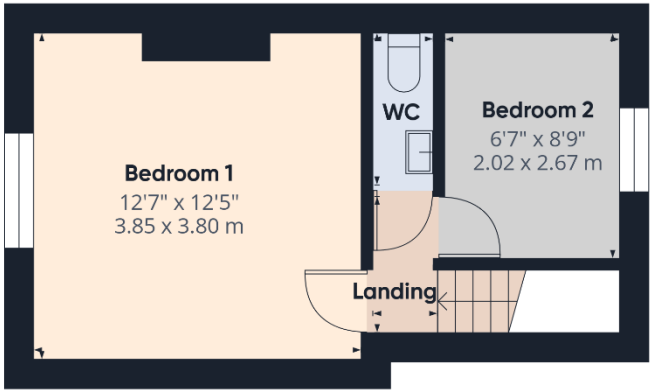
This property is being marketed by our Dereham office and the property reference is AD0449.

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⁽¹⁾

678 ft²
62.9 m²

Reduced headroom

1 ft²
0.1 m²

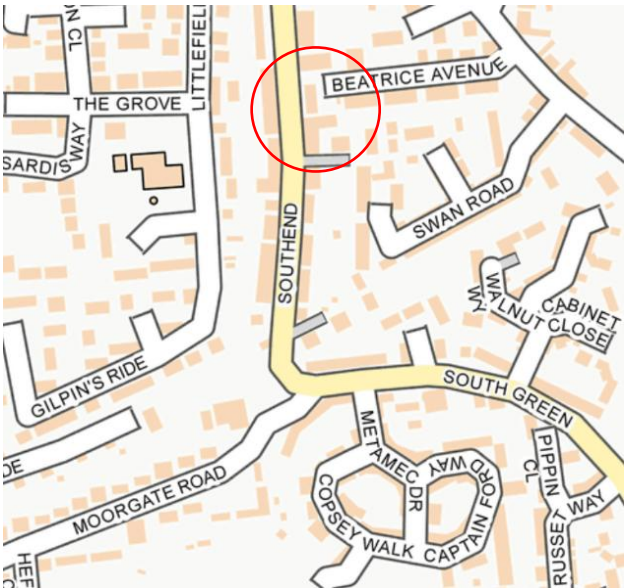
(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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		82
(69-80) C		
(55-68) D	59	
(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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PARSONS
— COMPANY —

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