



3 Dereham Road

Offers In Excess Of £300,000

A deceptively spacious three-bedroom character terrace home situated within walking distance to the popular market town of Dereham. This home is ideal for a first-time buyer or someone looking to downsize.

As you enter, you are greeted with a separate entrance with a character cornice and architrave and provides access to the first floor via staircase and door to the adjacent living room. The main living space is an open plan living room still boasting two original fireplaces. As this room was previously divided, the room offers ample living space with high ceilings. Next is a kitchen/dining room, with a range of fitted units at base & eye level plus range cooker (subject to negotiation), this room is complemented by a pantry and separate utility, complete with cloakroom/WC.

Upstairs, are the three bedrooms of which are serviced by a family bathroom suite comprising of a high-level flush WC, roll top standing bathtub and pedestal wash basin.

Outside, to the front, is a gated garden area, with side access via double doors (please note these are shared). To the rear, is a secluded rear garden, with a raised patio leading to laid to lawn grass and a storage shed. The parking is on-street, although there appears to be no shortage.

Services

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



N.B. Please note the neighbouring property has a right of way across the rear and round the side of the property.

Situation

Scarning is a popular residential development approximately 1 mile from the thriving town centre of Dereham with its own school and mini supermarket. Dereham itself has excellent local shops schools and many other amenities.

Directions

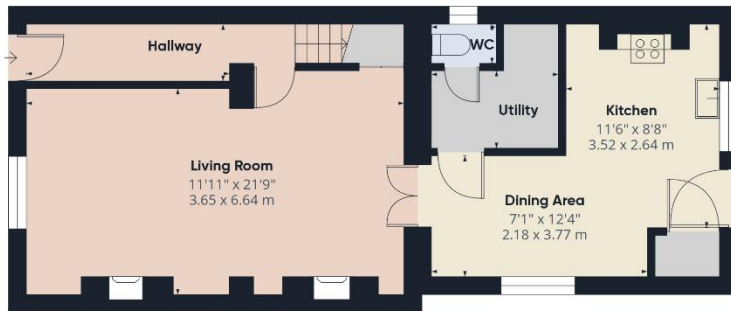
To find the property leave Dereham Market Place by bearing left at the War Memorial and onto Swaffham Road. Take the left hand turning after Riverside Close and follow round, where the property will be found on the right hand side identified by a Parsons & Company 'For Sale' board.

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

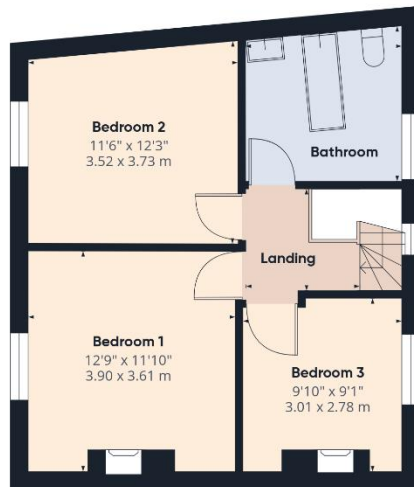
This property is being marketed by our Dereham office and the property reference is AD0467.

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

1044 ft²
96.9 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		
(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

Dereham Office

37 Quebec Street, Dereham, NR19 2DJ
01362 696895
post@parsonsandcompany.co.uk

PARSONS
COMPANY

Reepham Office

Market Place, Reepham, NR10 4JJ
01603 870473
info@parsonsandcompany.co.uk