



35 South Green

Guide Price £240,000 - £250,000

A spacious and well presented town house situated within walking distance of the town centre, offered for sale with no onward chain and benefits from redecoration throughout and new carpets.

From the entrance hall there is a kitchen with fitted base and wall cupboards, ground floor cloakroom and lounge/diner with French doors to the rear garden.

On the first floor, the landing provides access to bedroom 2 and 4, and a family bathroom. The second floor houses the main bedroom with en-suite shower room, and the third bedroom.

Outside, the property enjoys an enclosed rear garden, together with a garage and allocated parking space.

Services

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

Service Charge Details

The service charge was £336 for 2024 - 2025.

The garage for the property is Leasehold and the ground rent for this is £50 per year, payable to RMG.



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

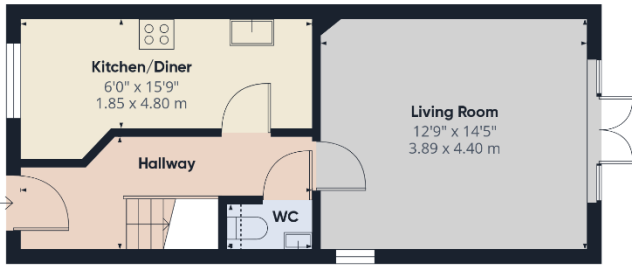
To find the property leave Dereham Market Place by Church Street and passing Bishop Bonners Cottage and at the 'T' junction turn right onto Southend. Continue along Southend and onto South Green, where the property will be found on the left hand side identified by a Parsons & Company 'For Sale' board.

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

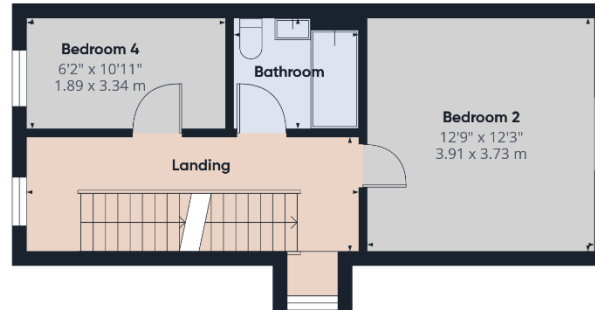
This property is being marketed by our Dereham office and the property reference is AD0469.

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.

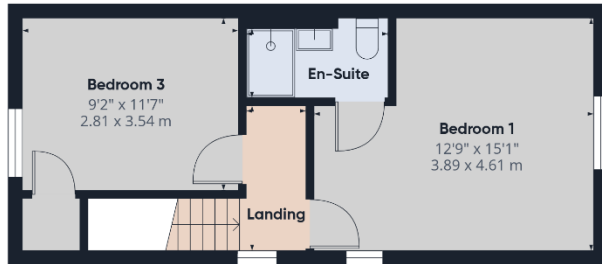




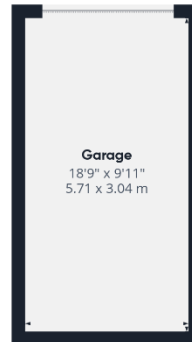
Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



Ground Floor Building 2

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Approximate total area⁽¹⁾

1274 ft²
118.4 m²

Reduced headroom

2 ft²
0.2 m²

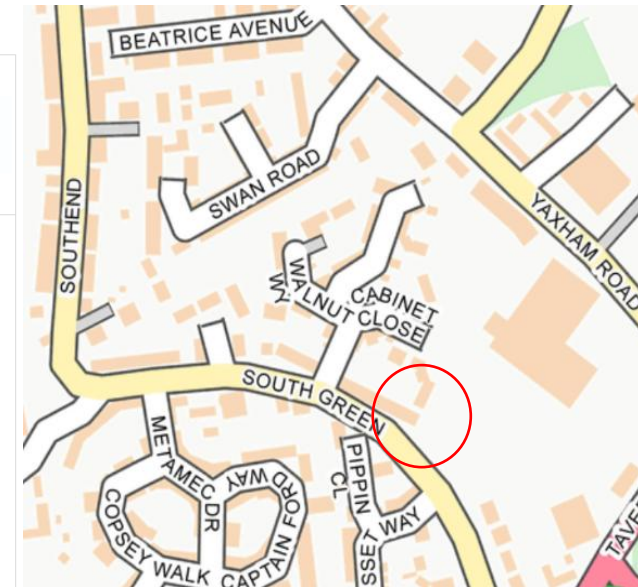
(1) Excluding balconies and terraces

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		87
(69-80) C	76	
(55-68) D		
(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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