



Located within walking distance of the town centre, this modern second floor apartment comprises two double bedrooms, a good sized lounge, kitchen/breakfast room, bathroom and an allocated parking space.

Available: Mid October 2025

Council Tax: Band A

Damage Deposit: £863.00

Holding Deposit: £172.00

No smokers

No pets

Location

Dereham is a thriving market town situated approximately 18 miles west of Norwich with fast and easy access along the A47 trunk road. Dereham itself has excellent local shops, schools and many other amenities.

Directions

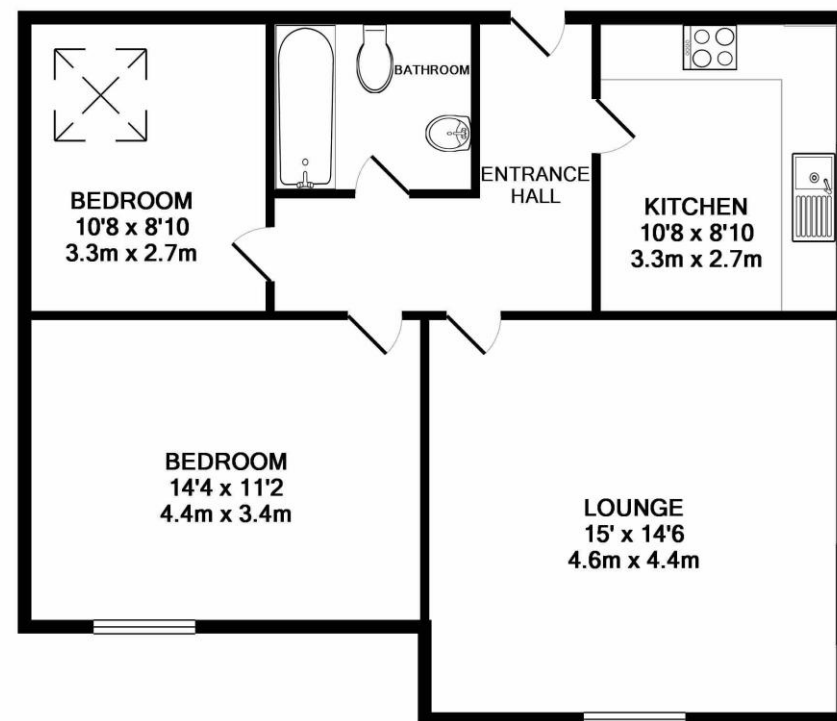
To find the property leave Dereham Market Place by bearing right at the war memorial and proceeding into Wellington Road, continue along Neatherd Road then onto Crown Road, at the T-Junction turn left onto Norwich Road. After a short distance on the left hand side there is a drive signposted Stammers Yard and the property can be found on the left hand side with a 'To Let' board erected for ease of identification.

N.B: Please note, the current photos used were taken prior to the current tenancy and therefore are subject to change.

Services: Gas heating, Mains electricity, Mains water and drainage are connected.

EPC Rating: C/78

This property is being marketed by our Dereham office and the property reference is AD0495



TOTAL APPROX. FLOOR AREA 691 SQ.FT. (64.2 SQ.M.)
Measurements are approximate. Not to scale. Illustrative purposes only
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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