



## 13 Stigands Gate

Guide Price £230,000 - £240,000

Situated in a sought-after location is this semi-detached house, which is ideal for first-time buyers, families, or investors.

Step inside to a living room with a dining area, along with a fitted kitchen and sunroom to the rear.

Upstairs, the property benefits from three bedrooms, two of which are doubles and the third a single/office space.

Outside, the property has an enclosed rear garden, a single garage and off-road parking for multiple vehicles.

### Services

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

This property is being marketed by our Dereham office and the property reference is AD0502.



## 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.

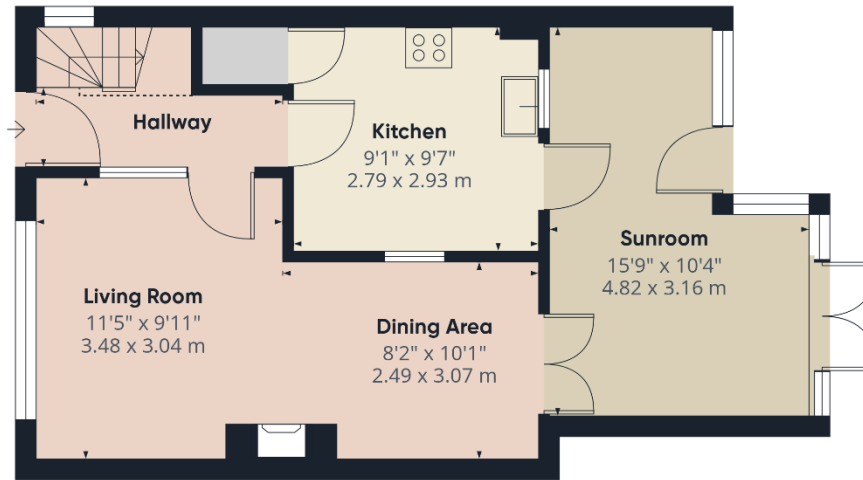
## Directions

To find the property leave Dereham Market Place by bearing right at the War Memorial, forking immediately left into Theatre Street and continue to the crossroads. Turn left into Northgate and continue past Northgate High School, take the next turning left into Highfield Road, then the third turning right into Stigands Gate where the property can be found on the left hand side with a Parsons & Company 'For Sale' board erected for ease of identification.

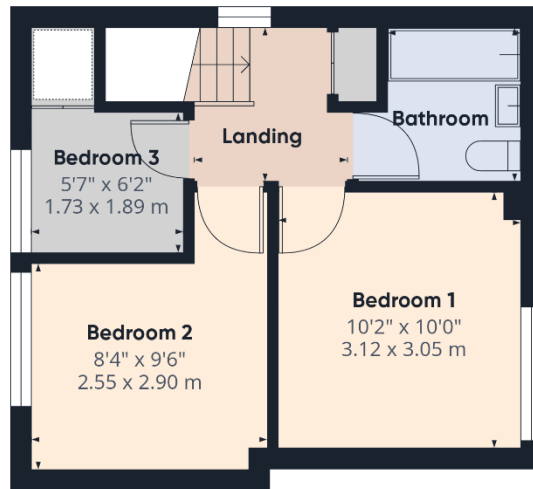
## For further information and to arrange your viewing, please contact our friendly and professional staff.

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<sup>(1)</sup>

774 ft<sup>2</sup>  
71.9 m<sup>2</sup>

Reduced headroom

12 ft<sup>2</sup>  
1.2 m<sup>2</sup>

(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+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	TBC	

England, Scotland & Wales EU Directive 2002/91/EC

### Dereham Office

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