



5 Redfern Close

Guide Price £180,000 - £190,000

A well-positioned two-bedroom end of terrace house situated in the popular area of Scarning, Dereham. This home is ideal for a first-time buyer or investor.

As you enter the property, you are greeted with a spacious living room with staircase to first floor. To the rear of the property is a fitted kitchen with a range of fitted units at base and eye level plus a backdoor to garden.

Upstairs, are two bedrooms, comprising of a double and good size single, of which are serviced by a family bathroom suite.

Outside, to the front, is a driveway providing off-street parking. To the rear, is the garden with patio area, along with a shed and side access.

Services

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

N.B. It should be noted that some of the internal photographs for this property were taken before the current tenancy and therefore, may be subject to change.



Situation

The property is located approx. 1 mile from Dereham town centre. Dereham offers a good variety of primary and secondary schooling, independent shops, supermarkets, pubs and restaurants. There are also numerous bus connections from the town to various local villages, as well as other Norfolk destinations such as Norwich, King's Lynn and Great Yarmouth.

Directions

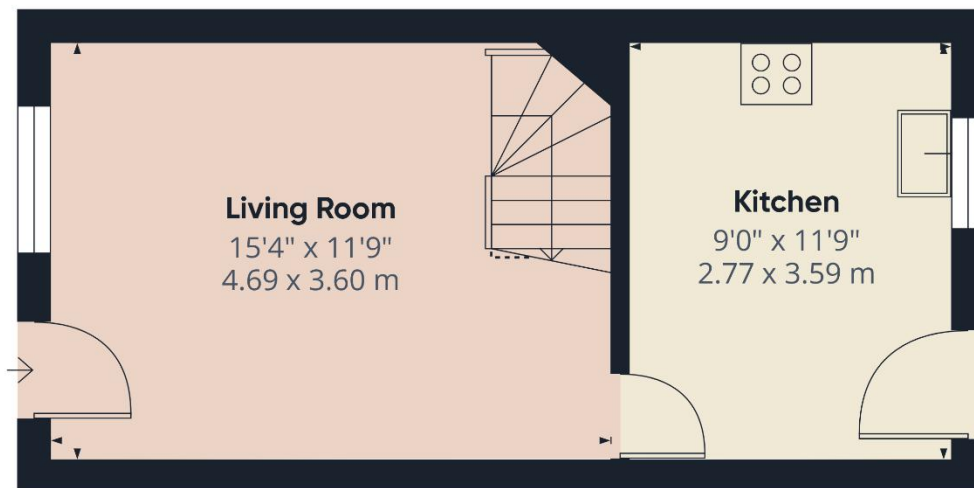
To find the property leave Dereham Market Place by bearing left at the War Memorial and continuing down Swaffham Hill. Continue to the junction with Drayton Hall Lane and turn left, then take the first left onto Brooks Drive, followed by the first right turning into Redfern Close and the property can be seen on the right hand side with a "For Sale" Board erected for ease of identification.

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

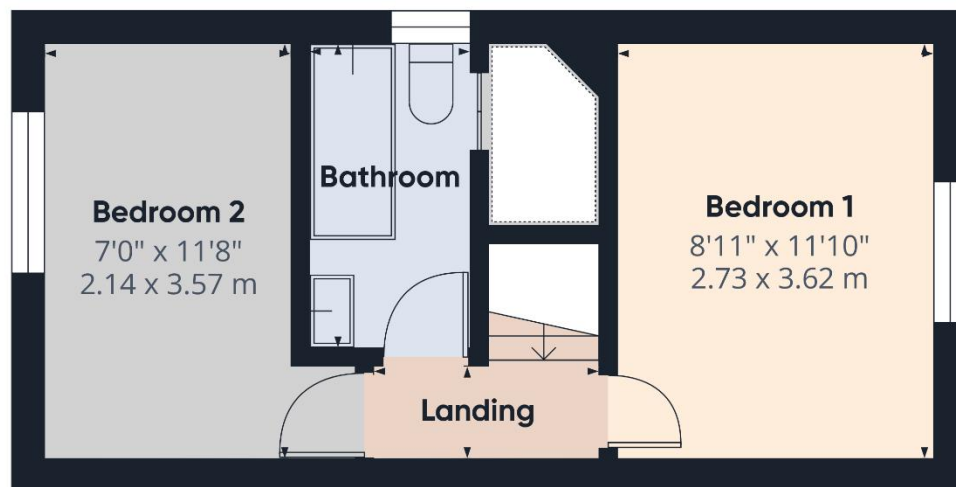
This property is being marketed by our Dereham office and the property reference is AD0515.

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⁾

547 ft²
50.8 m²

Reduced headroom

11 ft²
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
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		86
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & 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