



14 Russet Way

£220,000

Located in a popular area within easy walking distance of local amenities, is this spacious terraced house offering modern living with no onward chain.

The property features a modern fitted kitchen, along with a cosy living room enjoying patio doors opening directly onto the enclosed rear garden, and a ground floor cloakroom.

Upstairs, there are the two double bedrooms, serviced by the bathroom suite.

Externally, the property benefits from two parking spaces to the front and a secure rear garden, complete with a patio area.

Offered with no onward chain – early viewing is highly recommended.

Services

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



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

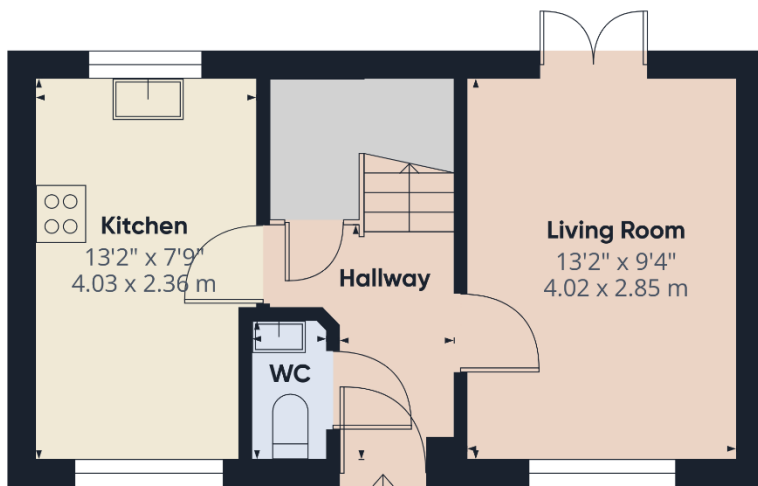
To find the property from the town centre, head along Church Street, continuing onto St Withburga Lane, and then onto Littlefields. Proceed around the left hand bend and at the T-junction turn right onto Baxter Row and onto Southend. Follow the road round onto South Green and take the second turning right onto Russet Way, the property will then be found on the right hand side.

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

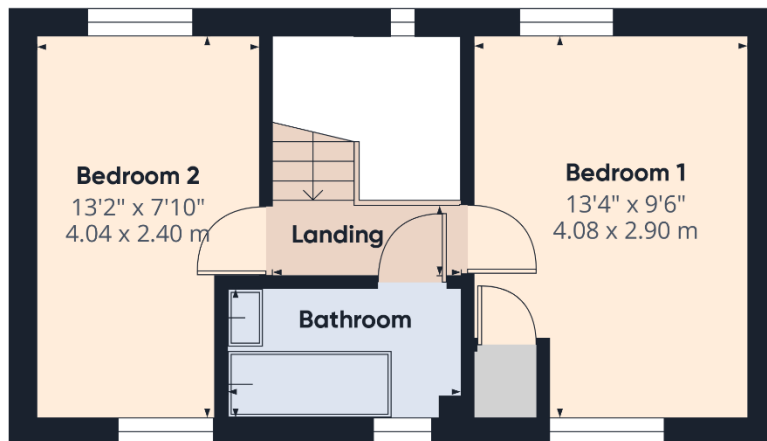
This property is being marketed by our Dereham office and the property reference is AD0519.

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

596 ft²
55.4 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		89
(69-80) C		
(55-68) D	70	
(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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