



# 16 Jentique Close, Dereham

Guide Price £200,000 - £210,000

This spacious end-terraced house offers modern, well-balanced accommodation ideal for families, first-time buyers, or investors.

The property features a contemporary fitted kitchen with a dining area, enhanced by patio doors opening directly onto the rear garden, creating a great space for everyday living and entertaining.

The bright living room also benefits from patio doors, allowing plenty of natural light and access to the enclosed rear garden, perfect for outdoor dining or relaxation.

Upstairs, the home offers three bedrooms, including an en-suite WC to the main bedroom, along with a modern family bathroom suite. Additional benefits include one allocated parking space and the advantage of no onward chain, making for a smooth and straightforward purchase.

## Services

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

## Service Charge Details

There is an annual service charge of approximately. £250 payable to RMG Ltd (this is subject to change).

This property is being marketed by our Dereham office and the property reference is AD0552.



## 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 property is on a main bus route, with multiple bus stops with short walking distance. The North Norfolk coast is also within a 40 minute drive.

## Directions

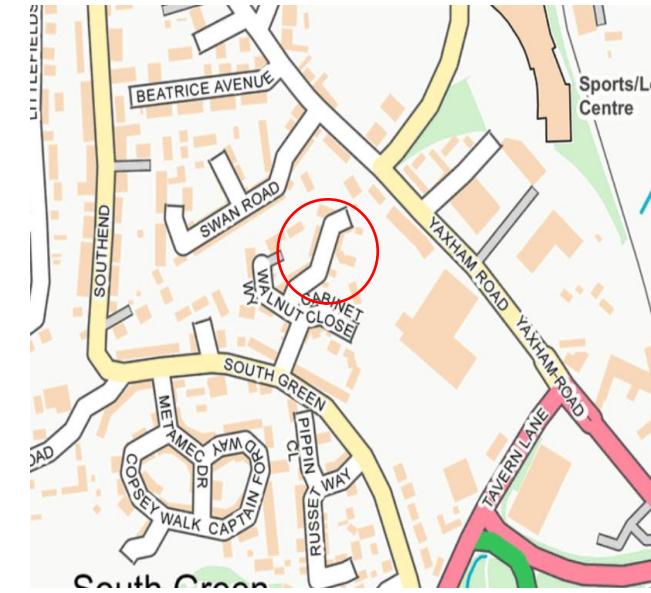
To find the property leave Dereham Market Place by Church Street and passing Bishop Bonners Cottage and at the 'T' junction turn right onto Southend. Continue along Southend and onto South Green, take the right hand turning into Jentique Close where the property will be found on the right hand side with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



**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.





### Floorplan To Follow

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A	90	
(81-91) B	77	
(69-80) C		
(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	

WWW.EPC4U.COM

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