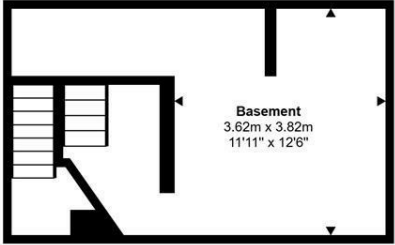


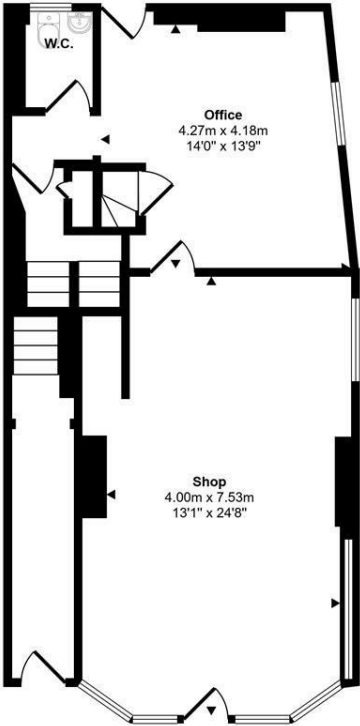


Norwich Street| Dereham| NR19
Guide Price £400,000

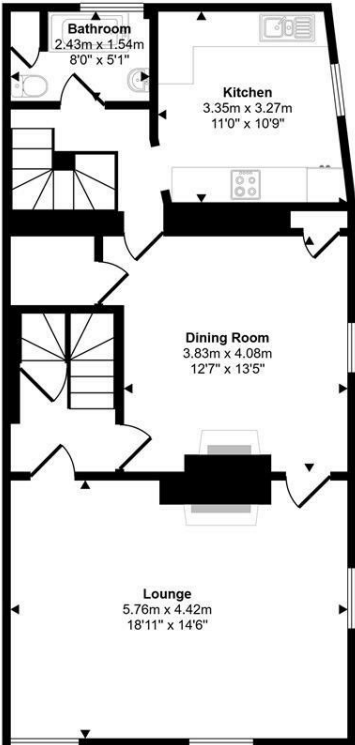
Approx Gross Internal Area
236 sq m / 2535 sq ft



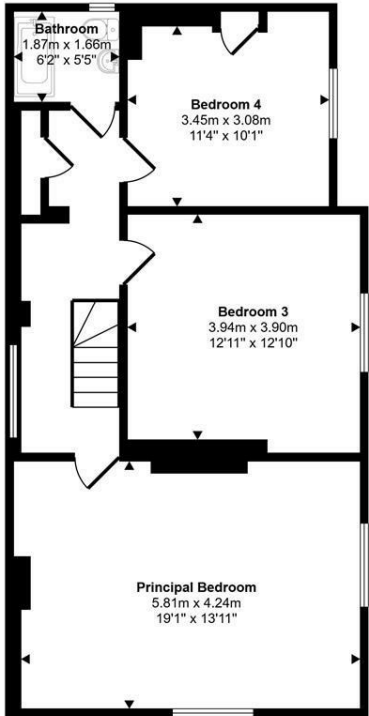
Lower Ground Floor
Approx 25 sq m / 267 sq ft



Ground Floor
Approx 69 sq m / 739 sq ft



First Floor
Approx 72 sq m / 776 sq ft



Second Floor
Approx 70 sq m / 754 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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

Disclaimer – In accordance with the Property Misdescriptions Act, the company gives notice that all descriptions, references to condition, necessary permissions for use and other details are given in good faith and believed to be correct, but any intending lessees do not rely on them as statements of fact, but must satisfy themselves by inspection or other means, as to their accuracy.

abbotFox presents this unique part commercial part residential opportunity in Dereham town centre. Occupying a prominent position, this opportunity offers space in abundance and would be an ideal opportunity for those looking to run a business with their residence.

The accommodation is arranged over four floors with the ground floor comprising the shop unit, office and wc facilities and access to a basement, ideal for storage. The first floor offers spacious living accommodation for the residential aspect of the building and can be accessed via an additional entrance on the ground floor. This floor offers a spacious lounge, dining room, kitchen and family bathroom. The top floor offers three generous double bedrooms and an additional family bathroom.

Properties of this nature and setting are rarely available, with an internal viewing essential to appreciate the space on offer.

Guide price £400,000 - £425,000

