



Stigands Gate, Dereham, NR19 2HF

Guide Price £239,950

3 1 1



- \* THREE BEDROOM SEMI DETACHED HOUSE IN DESIRABLE LOCATION \*
- 9'8 KITCHEN
- DOWNSTAIRS WC
- THREE BEDROOMS OFF LANDING
- 16'6 GARAGE & 10' WORKSHOP
- 20'3 LOUNGE / DINING ROOM
- 17'2 CONSERVATORY
- UPSTAIRS SHOWER ROOM
- PRIVATE GARDEN
- £239,950 TO £249,950



homeworks  
estate agent



homeworks  
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**\* THREE BEDROOM SEMI DETACHED HOUSE IN DESIRABLE LOCATION \* 20'3 LOUNGE / DINING ROOM | 9'8 KITCHEN | 17'2 CONSERVATORY | DOWNSTAIRS WC | UPSTAIRS SHOWER ROOM | THREE BEDROOMS OFF LANDING | PRIVATE GARDEN | 16'6 GARAGE | 10' WORKSHOP | £239,950 TO £249,950**



TOTAL FLOOR AREA - 1118 sq.ft. (103.7 sq.m.) approx.  
Whilst every effort has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misdescription. The floorplan is for illustrative purposes only and is not to scale. It is not to be relied upon as a statement of fact. The services, systems and appliances shown have not been tested and no guarantee as to their condition or working order can be given.  
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### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		88
(81-91) <b>B</b>		66
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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