



Wychwood, Shipdham Road, Dereham, NR19 1NN

welcome to

Wychwood, Shipdham Road, Dereham

A Three Bedroom Detached Bungalow in Dereham with Heaps of Potential Inside and Out. Offering Flexible Accommodation, lots of Parking and a Garage. All with NO CHAIN. Be Quick!!!



William H Brown are pleased to offer a detached bungalow set back from the road on a generous plot within a popular part of Dereham.

The property has a large off road parking area and driveway to the front which leads to a detached garage. Internal accommodation comprises an entrance hall, three bedrooms, two of which are double, and one off the living room which offers flexibility of layout and could be a dining area or study. There is a kitchen and bathroom and a generous living room with fireplace.

To the rear of the property is a lawned garden area which is fully enclosed.

The property is full of potential and is offered with no onward chain, so be quick.

Agents Note: Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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welcome to

Wychwood, Shipdham Road, Dereham

- Detached Bungalow
- Three Bedrooms or Two Reception Rooms
- Spacious Living Room- Flexible Living Space
- Kitchen and Bathroom
- NO CHAIN

Tenure: Freehold EPC Rating: D

Council Tax Band: C

£210,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DRM118029 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01362 692238



Dereham@williamhbrown.co.uk



3 Market Place, DEREHAM, Norfolk, NR19 2AW



williamhbrown.co.uk