PARSONS & COMPANY

37 Theatre Street, Dereham, NR19 2EN

Guide Price £215,000 - £225,000

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This beautiful terraced house is ideally located in the heart of the town centre, offering easy access to a wide range of local amenities.

The property opens into a welcoming entrance hall with built-in storage, providing a practical and clutter-free first impression. The spacious living room offers a comfortable and versatile space for relaxing or entertaining, with convenient access to a separate laundry room. The home boasts a modern fitted kitchen with dining area, perfect for everyday living.

Upstairs, the stunning main bedroom benefits from a stylish en-suite shower room, creating a private and peaceful retreat. A well-proportioned second bedroom with built-in storage completes the accommodation.

Externally, the property enjoys off-road parking to the front, adding further convenience. With its attractive presentation, practical layout, and prime town centre location close to amenities, a viewing is strongly advised!

Services

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

N.B. Please note there is a right of way on foot only across the neighbouring property to access the rear of the property.

N.B. The property cannot be used as a hostelor or short stay accommodation.

N.B. Please note you cannot trade business or profession from the property and you are not able to keep a caravan, tent, or boat.

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.

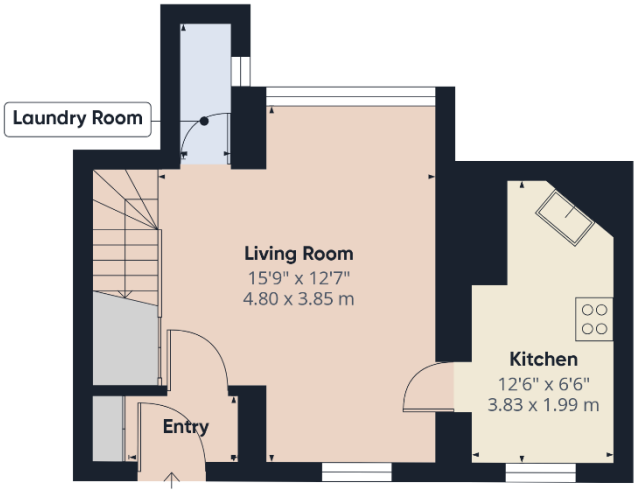
Directions

To find this property leave Dereham Market Place by turning right at the war memorial and then forking left onto Theatre Street. The property will be found after a short distance on the left hand side.

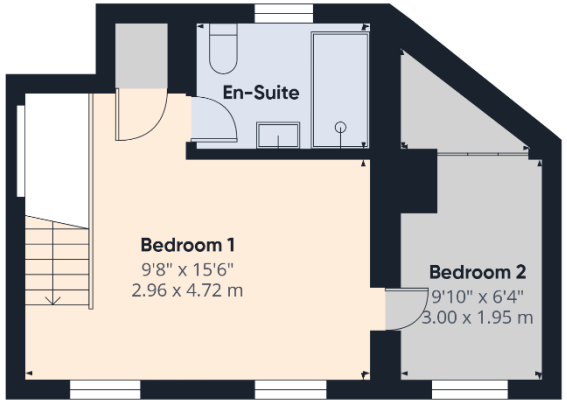
For further information and to arrange your viewing, please contact our friendly and professional staff.

This property is being marketed by our Dereham office and the property reference is AD0556.

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

Approximate total area(1)

578 ft²

53.8 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.

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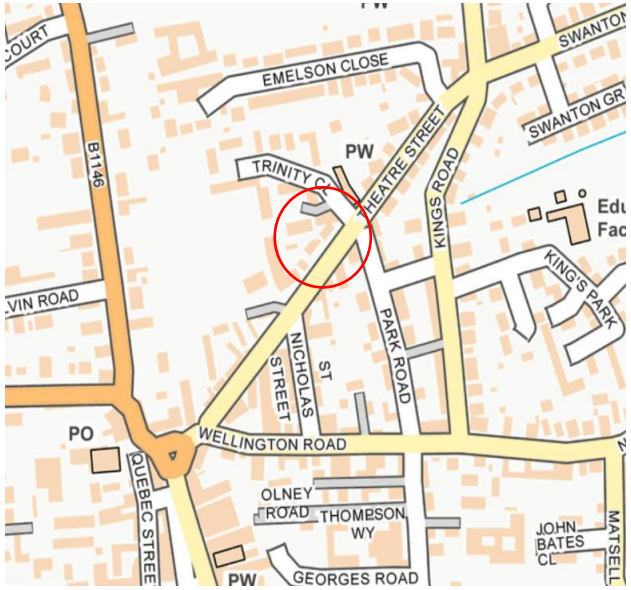

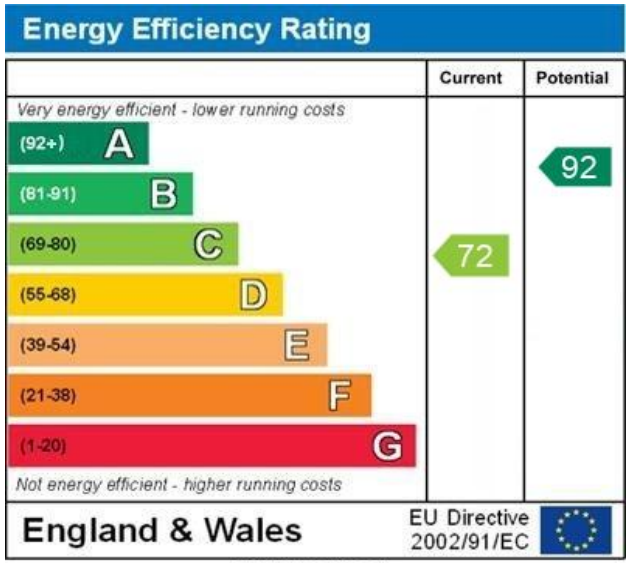

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