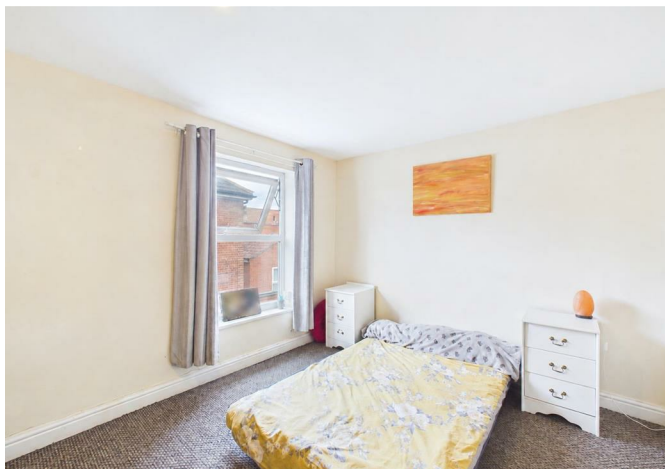


PARSONS
COMPANY



35 St. Nicholas Street, Dereham, NR19 2BS
£140,000



35 St. Nicholas Street, Dereham, NR19 2BS

£140,000

Guide Price £140,000 - £150,000. This well-positioned two-bedroom mid-terrace house offers comfortable accommodation and is conveniently situated within the town centre, providing easy access to a wide range of local amenities.

The ground floor features a spacious living room, offering plenty of room for both relaxing and entertaining, alongside a fitted kitchen with a range of storage and worktop space.

Upstairs, the property offers two bedrooms, both served by a shower room.

Outside, the property benefits from an enclosed rear garden, providing a private outdoor space to enjoy.

Ideally located for those wanting amenities close at hand, the property is within easy reach of shops, services and other town centre facilities. Offered with the additional advantage of no onward chain, this home would make an excellent choice for first-time buyers, investors or those looking to be within walking distance of the town centre.

Services

Description

Situation

null
Council Tax Band: A
Available:



Living Room
11'11" x 11'9"
3.65 x 3.60 m

Kitchen
11'6" x 9'9"
3.53 x 2.99 m

Ground Floor

Shower Room

Bedroom 1
11'10" x 9'0"
3.62 x 2.76 m

Bedroom 2
8'5" x 7'6"
2.57 x 2.29 m

Landing

Floor 1

PARSONS
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Approximate total area^m

481 ft²

44.6 m²

Reduced headroom

12 ft²

1.1 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>		42	80
England & Wales		EU Directive 2002/91/EC	

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