



**Moorgate Road, Dereham NR19 1NU**



**welcome to**

## **Moorgate Road, Dereham**

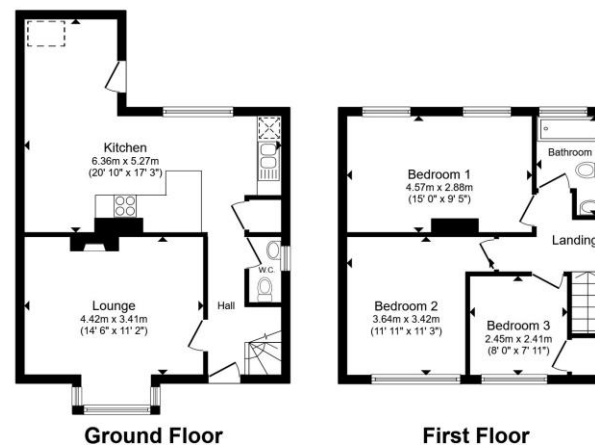
A beautifully presented 3 bedroom family house, located within easy reach of Dereham town centre. The property benefits from gas fired central heating, modern fitted kitchen / diner, ground floor cloakroom, spacious rear garden, shingle driveway and much more. Call us today to arrange a viewing!



We are extremely pleased to bring to the market this very well presented 3 bedroom semi-detached house, set a stone's throw from Dereham Rugby Club and local amenities.

In brief, the internal accommodation comprises; entrance hall, cloakroom w.c, welcoming lounge, modern fitted kitchen / diner with utility area coming off from this. This is complemented on the first floor by three bedrooms and a family bathroom. Coupled with this accommodation, the property further benefits from gas fired radiator central heating and UPVC double glazed windows throughout most of the property. Outside, there is a shingle driveway with adjacent brick weave drive providing off road parking, together with an enclosed, spacious rear garden with plenty of storage space. Property also benefits from newly installed Solar Panels.

Appealing to an assortment of buyers, internal viewing is strongly recommended to fully appreciate the accommodation and location offered for sale!



Total floor area 87.9 m<sup>2</sup> (946 sq.ft.) approx  
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

  
william  
h brown



**view this property online** [williamhbrown.co.uk/Property/DRM117817](http://williamhbrown.co.uk/Property/DRM117817)



**welcome to**

## **Moorgate Road, Dereham**

- Well Presented 3 Bedroom Semi-Detached House
- Modern Fitted Kitchen / Diner & Ground Floor Cloakroom
- Cosy Lounge With Feature Bay Window
- Newly Installed Solar Panels
- Gas Fired Central Heating & UPVC Double Glazed Windows

Tenure: Freehold EPC Rating: B  
Council Tax Band: B

**£260,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/DRM117817](http://williamhbrown.co.uk/Property/DRM117817)



Property Ref:  
DRM117817 - 0003

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](mailto:Dereham@williamhbrown.co.uk)



3 Market Place, DEREHAM, Norfolk, NR19 2AW



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**