



45A Baxter Row

Guide Price £165,000 - £175,000

This charming end-terraced cottage offers a perfect blend of character and modern features, ideally situated just a short stroll from the town centre.

The accommodation is well-presented throughout and features a welcoming living room, leading through to a separate dining room, and modern fitted kitchen.

Upstairs, the property boasts two double bedrooms and a stylish bathroom suite, including a bath and separate shower.

Outside, you'll find an enclosed rear garden, along with an outbuilding to the end, offering additional storage or potential workspace.

Whether you're a first-time buyer, downsizer, or looking for a characterful home close to local amenities, a viewing is highly recommended.

Services - Gas central heating. Mains water, drainage, and electricity are connected.

N.B. The property has a right of way on foot along the passageway and pathway between 45A and the adjoining property to the right.

N.B. Please note the property has a flying freehold.



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

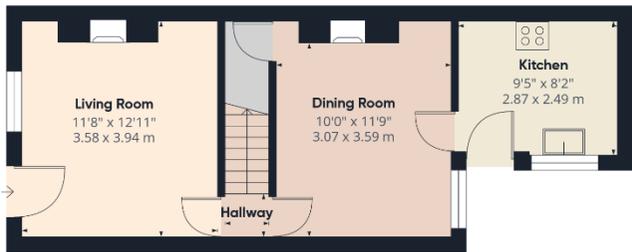
To find the property leave Dereham Market Place via Church Street, pass Bishop Bonners Cottage and at the T junction turn right onto Southend. The property will be found on the left hand side.

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 AD0485.

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.

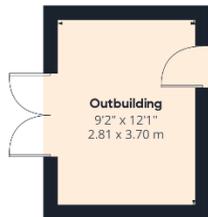




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

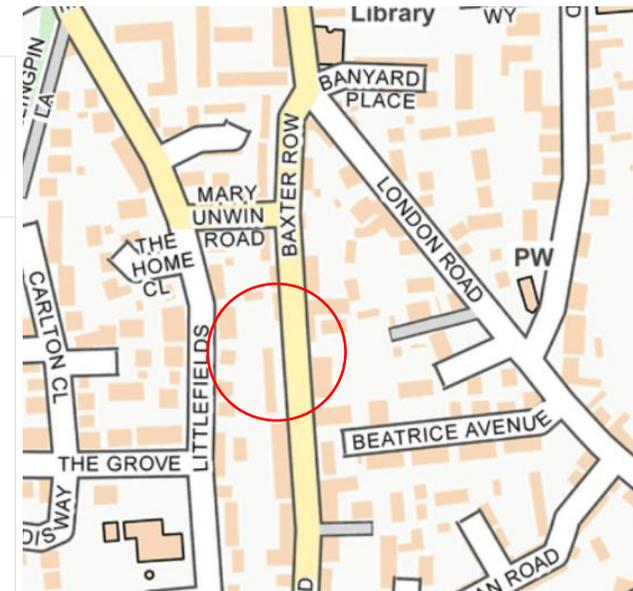
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Approximate total area^m
824 ft²
76.4 m²

(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.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D		
(39-54) E	50	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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