

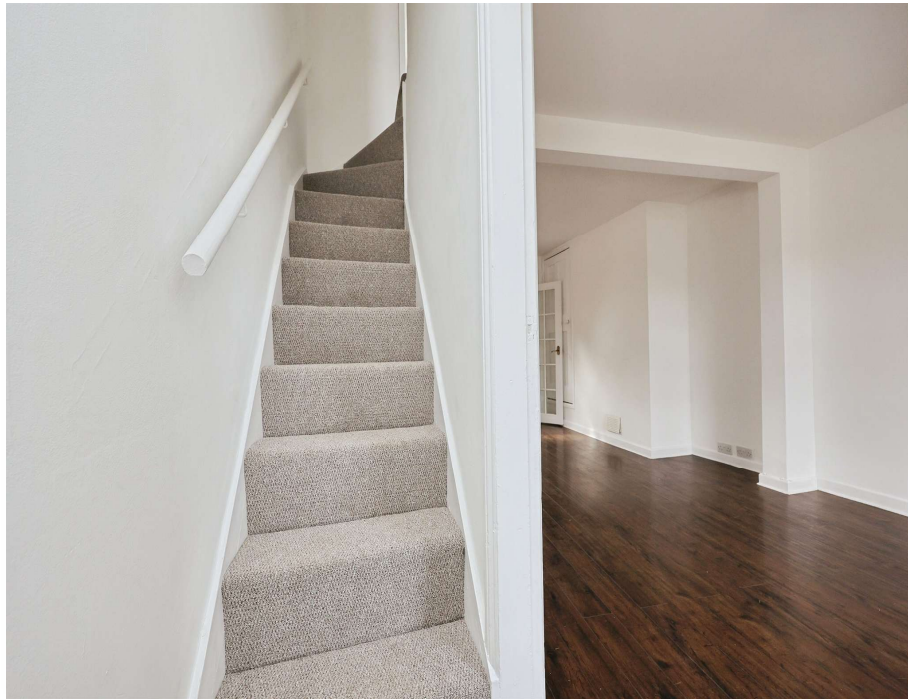


Crown Road, Dereham, NR20 4AE

welcome to

Crown Road, Dereham

>> NO ONWARD CHAIN!! A 3 bedroom mid-terraced period property, occupying a non-estate position within easy walking distance of Dereham town centre. The property boasts a 22' open plan lounge/diner, fitted galley kitchen, enclosed rear garden & off road parking!



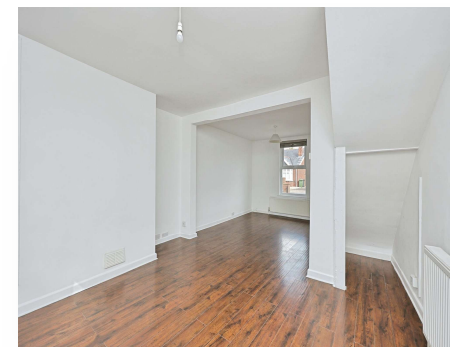
We are excited to present to the market this sizeable 3 bedroom mid-terraced period property, occupying a convenient non-estate position within easy walking distance of town centre amenities, high schools, bus routes and Neatherd Moor.

In brief, the internal ground floor accommodation comprises; entrance hall, large 22' lounge/diner with built-in storage, fitted galley kitchen, inner hallway providing access to the rear garden and bathroom. This is complemented on the first floor by three bedrooms.

Coupled with the accommodation, the property further benefits from gas central heating via a combi boiler and double glazed windows throughout. Outside, there is a shingle driveway providing off road parking for 2 cars, together with a well-proportioned rear garden which is privately enclosed by timber fencing.

Appealing to an assortment of buyers including downsizers, first time buyers and buy-to-let investors, internal and external viewings are a must! NO ONWARD CHAIN!

Agent 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

Crown Road, Dereham

- NO CHAIN
- Mid Terraced Property
- Three Bedrooms, Two Doubles
- 22' Open Plan Loung/Diner
- Gas Fired Central Heating and Double Glazed Windows

Tenure: Freehold EPC Rating: D

Council Tax Band: A

offers in the region of

£210,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
DRM118344 - 0002

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.



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