



Wordsworth Drive, Dereham, NR19 2SB

welcome to

Wordsworth Drive, Dereham

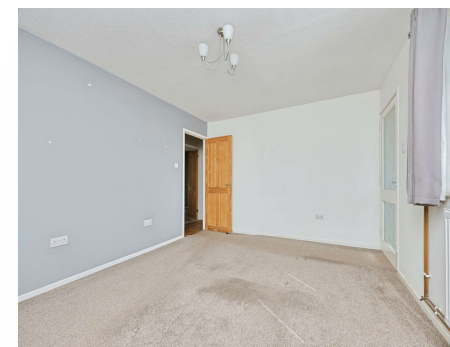
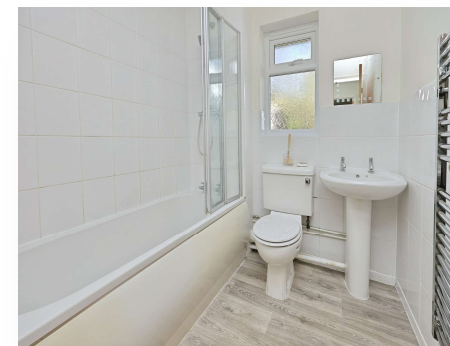
William H Brown are pleased to offer this two-bedroom semi-detached bungalow, providing single-storey living with off-road parking, a garage, and an enclosed rear garden. Conveniently located close to the town centre, local amenities, and schooling!



William H Brown are pleased to present this well proportioned two bedroom semi-detached bungalow, offering comfortable single storey living. The property benefits from off-road parking, a garage, and enclosed garden, and is ideally located within close proximity to the town centre, providing a wide range of local amenities as well as convenient access to nearby schools.

The accommodation is arranged on one level and comprises an entrance porch, a spacious lounge, kitchen, conservatory, two well-sized bedrooms, and a separate family bathroom.

Externally, the property offers ample off-road parking to the front. To the rear is a well-maintained, enclosed garden featuring a lawned area, patio space ideal for outdoor seating, and two useful storage sheds.



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- Two-bedroom semi-detached bungalow
- Off-road parking and garage
- Convenient access to local schooling
- Close proximity to local walks
- Spacious lounge and conservatory

Tenure: Freehold EPC Rating: D

Council Tax Band: A

guide price

£200,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
DRM118079 - 0005

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



3 Market Place, DEREHAM, Norfolk, NR19 2AW



williamhbrown.co.uk