



## 89 Commercial Road

Guide Price £230,000 - £240,000

A charming terraced cottage ideally situated within walking distance of the town centre and a range of local amenities.

Offered with no onward chain, this delightful home provides spacious and well-balanced accommodation throughout, making it an ideal purchase for first-time buyers, families, or investors alike.

The ground floor comprises a generous living room and separate dining room, creating versatile and welcoming living spaces. The fitted kitchen offers access to the enclosed rear garden, while a convenient ground floor shower room adds further practicality.

To the first floor are three bedrooms served by a family bathroom suite.

Externally, the property benefits from an enclosed rear garden, perfect for outdoor entertaining or relaxing, along with a useful outbuilding with electric supply.

Early viewing is highly recommended to appreciate all that this charming home has to offer.

### Services

Gas central heating. Mains gas, electricity, water and drainage connected.

N.B. The property enjoys a pedestrian right of way through the passageway to access the rear garden. The occupier is responsible to pay a proportion of the cost towards the maintenance of the passageway.



## 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

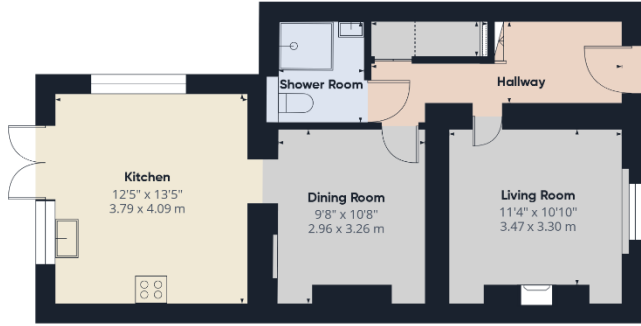
To find the property from Dereham Market Place turn right at the war memorial and proceed onto Wellington Road. Take the next turning right onto Cowper Road and follow the road until the traffic lights. Proceed straight ahead onto Commercial Road and follow the road where the property will be found on the left hand side with a 'For Sale' board erected for ease of identification.

**For further information and to arrange your viewing, please contact our friendly and professional staff.**

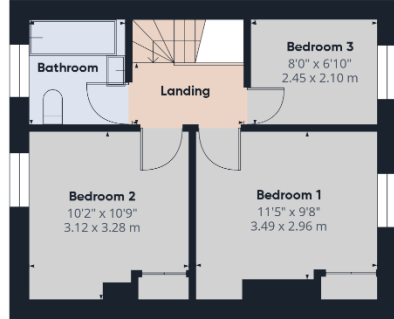
This property is being marketed by our Dereham office and the property reference is AD0635.

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.

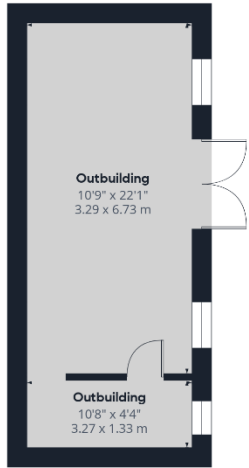




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Approximate total area<sup>(1)</sup>  
1172 ft<sup>2</sup>  
109.1 m<sup>2</sup>

Reduced headroom  
11 ft<sup>2</sup>  
1.1 m<sup>2</sup>

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

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