



## 16 Theatre Street, Dereham

**Guide Price £240,000 - £250,000**

This charming Victorian semi-detached house perfectly blends period character with everyday practicality, ideally positioned just a short stroll from the town centre and its wide range of shops, cafés and amenities.

Stepping inside, the property offers generous and well-proportioned accommodation throughout. A spacious living room provides a welcoming setting for relaxing and entertaining, while the separate dining room creates an ideal space for family meals or hosting guests. The fitted kitchen has ample storage and worktop space, complemented by a convenient ground floor WC and useful utility areas to enhance day-to-day living.

Upstairs, the home continues to impress with three bedrooms, offering flexible accommodation for families, professionals or those working from home. The bathroom suite services all the bedrooms comfortably.

Externally, the property benefits from an enclosed and well-maintained rear garden, a private outdoor retreat perfect for relaxing, gardening or al fresco dining. An external store provides additional storage space, while a single garage to the rear adds further practicality. To the front, off-road parking ensures convenience.

Combining character, space and a highly convenient location, this attractive Victorian home presents an excellent opportunity for a wide range of buyers.

### Services

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

N.B. The property is unregistered.

N.B. The occupier/owner will not at anytime convey trade or business from the premises.



N.B. The occupier/owner has a right of way down the lane from Park Road to access the garage and rear of property. The cost to maintain the lane is 50/50 with the neighbouring property.

N.B. The occupier/owner cannot have fowls or animals (with the exception of dogs and cats).

### 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

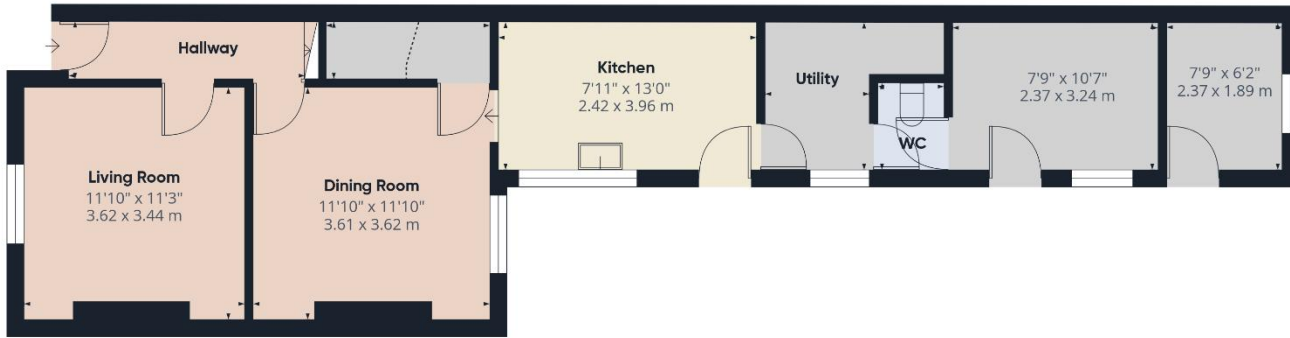
To find this property leave Dereham Market Place by turning right at the war memorial and then forking left onto Theatre Street. The property will be found after a short distance on the right hand side.

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

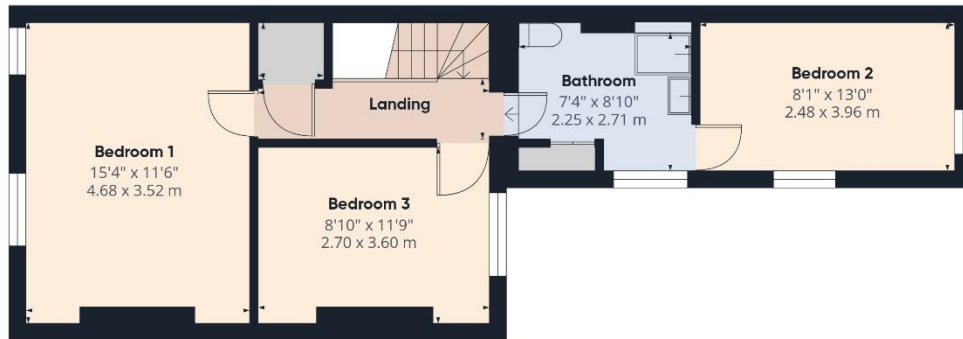
This property is being marketed by our Dereham office and the property reference is AD0584.

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



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Approximate total area<sup>(1)</sup>

1134 ft<sup>2</sup>  
105.3 m<sup>2</sup>

Reduced headroom

15 ft<sup>2</sup>  
1.4 m<sup>2</sup>

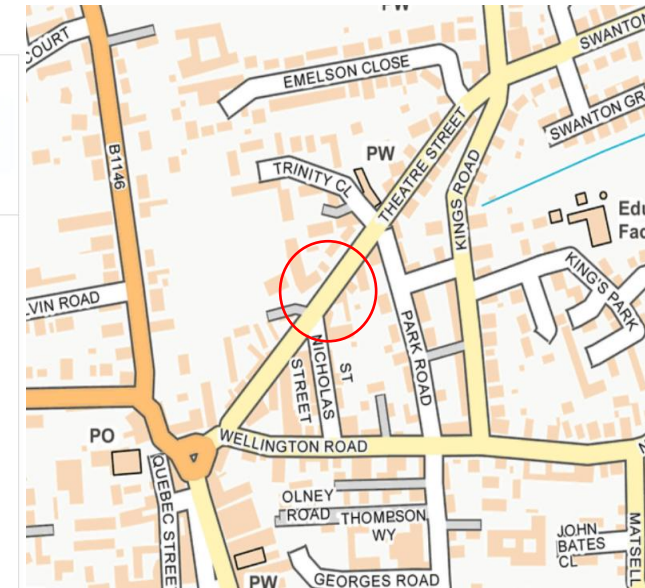
(1) Excluding balconies and terraces

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

### Dereham Office

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### Reepham Office

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