



10 Cecil Road

Guide Price £200,000 - £210,000

This semi-detached bungalow offers an excellent opportunity for buyers looking to put their own stamp on a well-positioned home.

Requiring modernisation throughout, the property presents fantastic potential to create a stylish and comfortable living space tailored to individual tastes.

The accommodation comprises a spacious living room, providing a bright and versatile area for relaxing and entertaining, along with a fitted kitchen offering a practical layout ready for updating.

To the rear, a sunroom overlooks the garden, creating a pleasant additional reception space with plenty of natural light.

There are two double bedrooms, both offering ample space for furnishings, which are both serviced by the shower room suite.

Externally, the property benefits from a well-maintained rear garden, ideal for outdoor enjoyment, as well as a driveway and single garage providing convenient off-road parking.

Ideally situated within walking distance of the town centre, the property enjoys easy access to a range of local amenities, shops, and transport links.

Offered with no onward chain, this is a fantastic opportunity for those seeking a project in a desirable and convenient location.



Services

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

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

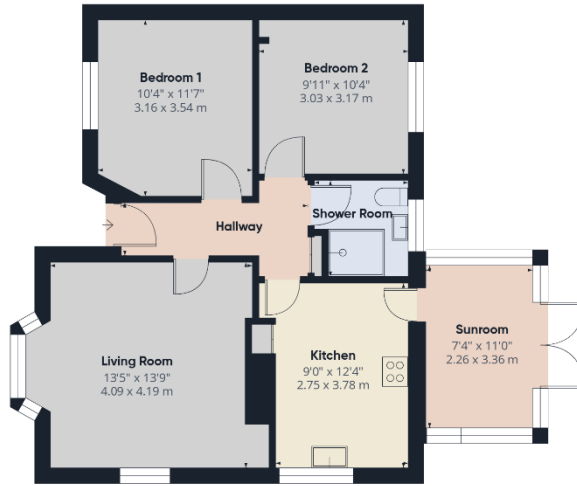
To find the property leave Dereham Market Place by bearing right at the War Memorial, continuing along Wellington Road and Neatherd Road. Once over the level crossing take the third turning right into Cecil Road just before reaching Neatherd Moor and the property will be seen on the right hand side with a 'For Sale' board erected for ease of identification.

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

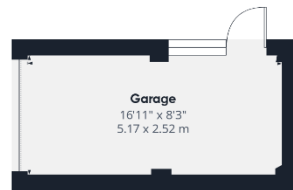
This property is being marketed by our Dereham office and the property reference is AD0595.

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. Items shown in photographs are NOT included unless specifically stated within the fixtures and fittings form. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. If there is anything in particular that you require clarification on – please call the office before viewing.





Ground Floor Building 1



Ground Floor Building 2



Approximate total area^m
866 ft²
80.5 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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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