



15 Northgate, Dereham

£180,000

Discover this spacious semi-detached home, positioned just a short walk from the town centre and schools, offering a fantastic opportunity for buyers seeking convenience, comfort, and potential.

Inside, the property features a living room and fitted kitchen, leading through to a sunroom at the rear. Upstairs, you'll find three bedrooms, serviced by a bathroom-suite.

Externally, the home boasts a generous rear garden, offering ample space for outdoor living, gardening, or family activities. Additional benefits include a garage, outbuildings, and an external WC.

Offered to the market with no onward chain, this property presents an exciting opportunity to create a wonderful family home in a sought-after location

Services

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

N.B. In the past there has been a boundary dispute with the neighbour to the right hand side. Following a legal letter and the post being removed by the neighbour, the issue was resolved and there has been no further issues.



Directions

To find the property leave Dereham market place by bearing right at the war memorial, then immediately left along Theatre Street, at the crossroads with Cemetery Road turn left and continue up towards the water tower, where the property will be found on the left hand side.

Situation

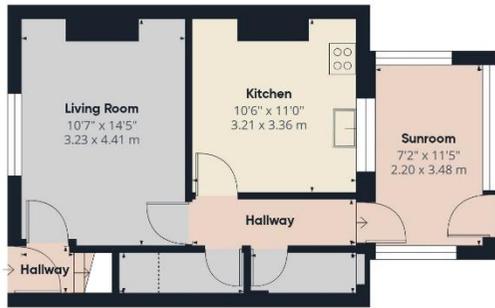
Dereham is a well-served Breckland market town, located in the heart of Norfolk. The town offers a great mixture of excellent independent shops, national retailers, cafes and restaurants. It has a good selection of primary and secondary education, with numerous bus connection from the town centre connecting the nearby villages, as well as other destinations, such as Norwich, Fakenham and King's Lynn.

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

This property is being marketed by our Dereham office and the property reference is AD0544.

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.

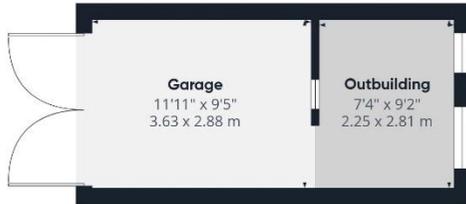




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Ground Floor Building 3



Ground Floor Building 4

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Approximate total area^m

1003 ft²
93.2 m²

Reduced headroom

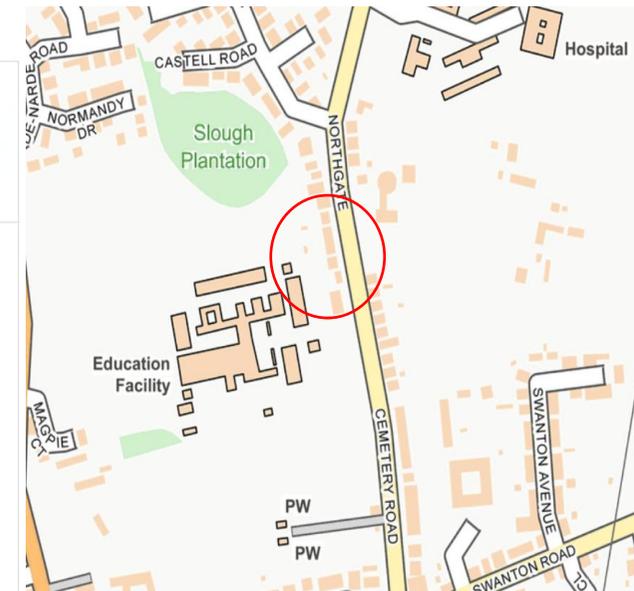
6 ft²
0.6 m²

(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+) A | | |
| (81-91) B | | 88 |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | 40 | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

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