



This well presented 2 bedroom mid-terraced house is located a short drive from the town centre and benefits from an open plan kitchen/living room, downstairs cloakroom, enclosed rear garden and off road parking to the rear.

Available: Immediately
 Furnishing: Unfurnished
 Council Tax: Band B
 No smokers
 No pets

Damage Deposit: £995.00
 Holding Deposit: £199.00

Directions

To find the property leave Dereham Market Place on Wellington Road proceeding onto Neatherd Road. Continue straight over the traffic lights and follow the road round onto Crown Road. Take the left hand turning onto Norwich road and take the left hand turning just before Aldiss Park onto Hornbeam Drive where the property will be found on the right hand side identified by a Parsons 'To Let' board.

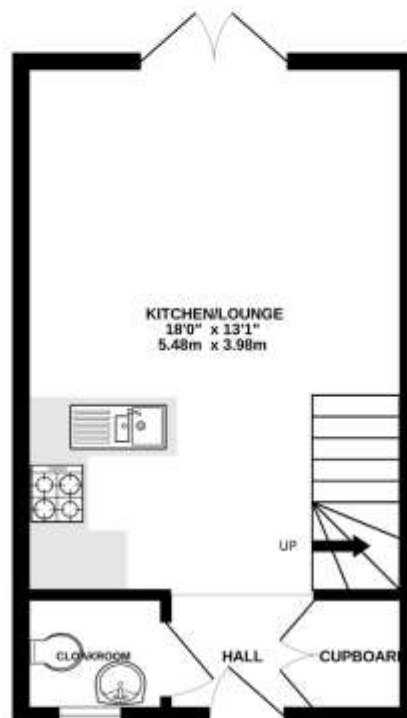
Situation

Dereham is a thriving market town situated approximately 18 miles west of Norwich with fast and easy access along the A47 trunk road. Dereham itself has excellent local shops, schools and many other amenities.

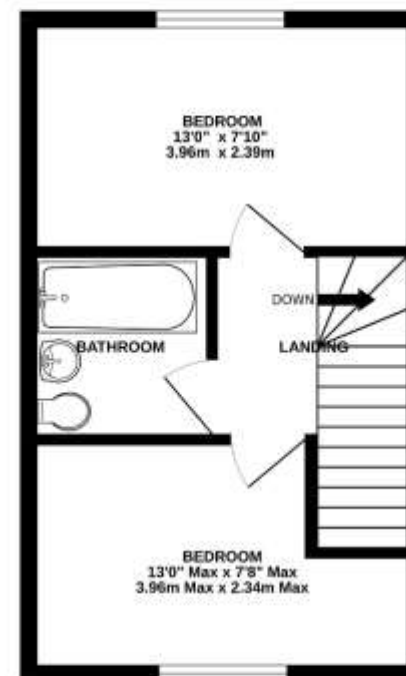
EPC Rating: B/84.

N.B: It should be noted that the photographs were taken before the property was sold and therefore, could be subject to change.

GROUND FLOOR
 288 sq.ft. (26.7 sq.m.) approx.



1ST FLOOR
 288 sq.ft. (26.7 sq.m.) approx.



TOTAL FLOOR AREA: 576 sq.ft. (53.5 sq.m.) approx.

While every effort has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown hereon are not guaranteed and no guarantee as to their operability or efficiency can be given.
 Made with MapInfo 12.0.22

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