



South Green Gardens, Dereham, NR19 1PY

welcome to

South Green Gardens, Dereham

Quiet Cul-De-Sac Position! A well-presented 2 bedroom semi-detached bungalow, offering a 'tucked' away position which backs onto open ground. The property boasts ample storage space throughout, spacious 17' lounge, conservatory, modern bathroom & a private rear garden with separate plot!!



GUIDE PRICE £190,000 - £200,000

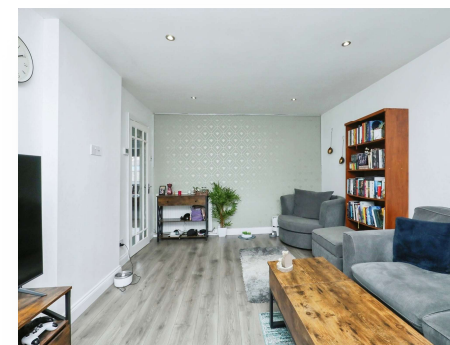
We are excited to present to the market this lovely 2 bedroom semi-detached bungalow, presented in great decorative order throughout and occupying a quiet cul-de-sac position within easy access of Dereham town centre amenities and facilities.

In brief, the internal accommodation comprises; entrance hall with ample storage space, generous 17' lounge, cosy conservatory, fitted kitchen, two bedrooms with further built-in storage and the modern family bathroom. Coupled with the accommodation, the property further benefits from gas fired central heating and double glazed windows throughout. Outside, there is an enclosed, private rear garden with open ground behind, together with a lawned front garden.

Ideal for an assortment of buyers, internal viewing is strongly recommended to avoid disappointment!

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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South Green Gardens, Dereham

- GUIDE PRICE £190,000 - £200,000
- Stylish 2 Bedroom Semi-Detached Bungalow
- Generous Lounge And Conservatory
- Gas Fired Central Heating And Double Glazed Windows
- Front And Rear Gardens With Open Ground Behind

Tenure: Freehold EPC Rating: C

Council Tax Band: B

£190,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
DRM118141 - 0008

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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