



## 24c Market Place

£140,000

This well-presented modern end-terraced house offers stylish and low-maintenance living, and is ideal for first-time buyers or investors.

The property features a well-appointed fitted kitchen complete with a built-in oven and hob, providing a practical and contemporary space for everyday cooking. A spacious living room offers a bright and welcoming environment for relaxing or entertaining, with the added benefit of a useful storage cupboard.

Upstairs, the home boasts two bedrooms, and is complemented by a stylish, modern shower room.

Externally, the property benefits from off-road parking and is ideally situated close to the town centre and local amenities, including shops, schools, and transport links.

Early viewing is highly recommended to fully appreciate everything this fantastic property has to offer.

N.B. Please note that the property has a right of way over the shared access drive.

### Services

Electric heating. Mains electricity, water and drainage 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 connections from the town centre connecting the nearby villages.

## Directions

To find this property from Dereham Market Place by turning left just before the traffic lights and the property will be found on the left 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 AD0581.

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



Floor 1



Approximate total area<sup>(1)</sup>  
 498 ft<sup>2</sup>  
 46.2 m<sup>2</sup>  
 Reduced headroom  
 13 ft<sup>2</sup>  
 1.2 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.

GRAFFTE 300



**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>		<b>82</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>52</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

**England & Wales** EU Directive 2002/91/EC

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