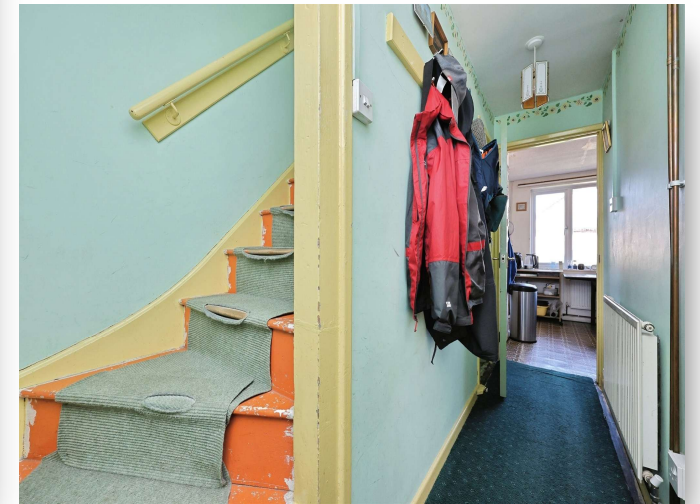




Tilney Road, East Tuddenham, DEREHAM, NR20 3LZ

welcome to

Tilney Road, East Tuddenham, DEREHAM

William H Brown are pleased to offer this three-bedroom semi-detached home, located in a village setting with easy access to the A47, featuring a garden and driveway.



William H Brown are pleased to offer for sale this three-bedroom semi-detached home, ideally situated in a village location with convenient access to the A47, making it well suited for commuters.

The property features a entrance porch, a useful ground-floor cloakroom, and a kitchen that leads through to a separate utility area, providing added practicality for everyday living.

To the first floor, the landing gives access to three well-proportioned bedrooms and a three-piece family bathroom.

Externally, the property benefits from a private garden with patio area, established shrubs, outside shed, and a driveway, offering both outdoor space and off-road parking.

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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welcome to

Tilney Road, East Tuddenham, DEREHAM

- Three-bedroom semi-detached house
- Desirable village location
- Easy access to A47 road routes
- Ground-floor cloakroom and separate utility area
- Well-proportioned bedrooms throughout

Tenure: Freehold EPC Rating: C

Council Tax Band: B

offers in excess of

£210,000



view this property online williamhbrown.co.uk/Property/DRM118098

Please note the marker reflects the
postcode not the actual property



Property Ref:
DRM118098 - 0005

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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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