PARSONS & COMPANY

18 Grove Close, Scarning, NR19 2TE

Guide Price £140,000 - £150,000



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This well-presented one-bedroom home offers comfortable and convenient living, ideally located within walking distance of the town centre and its range of local amenities.

The accommodation includes a fitted kitchen and a welcoming lounge with doors opening directly onto the enclosed garden, providing a pleasant space to relax and enjoy the outdoors.

Upstairs, the property offers a generous double bedroom alongside a bathroom with separate shower.

With its convenient location, off road parking space and practical accommodation, this property would make an ideal first-time purchase, investment opportunity or comfortable home for those looking to be close to the town centre.

Services

Gas central heating. Mains gas, electricity, water and drainage connected.

N.B. Please note the photographs used were taken prior to the current tenancy starting therefore could be subject to change.

This property is being marketed by our Dereham office and the property reference is AD0681.







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 connection from the town centre connecting the nearby villages, as well as other destinations, such as Norwich, Fakenham and King's Lynn. The North Norfolk coast is also within a 40 minute drive.

Directions

To find the property leave Dereham on the Swaffham Road. After a short distance, take the left hand turning onto Chestnut Road, followed by the first right hand turning onto Brooks Drive. Take the second left hand turning into Grove Close where the property will be found on the right hand side.

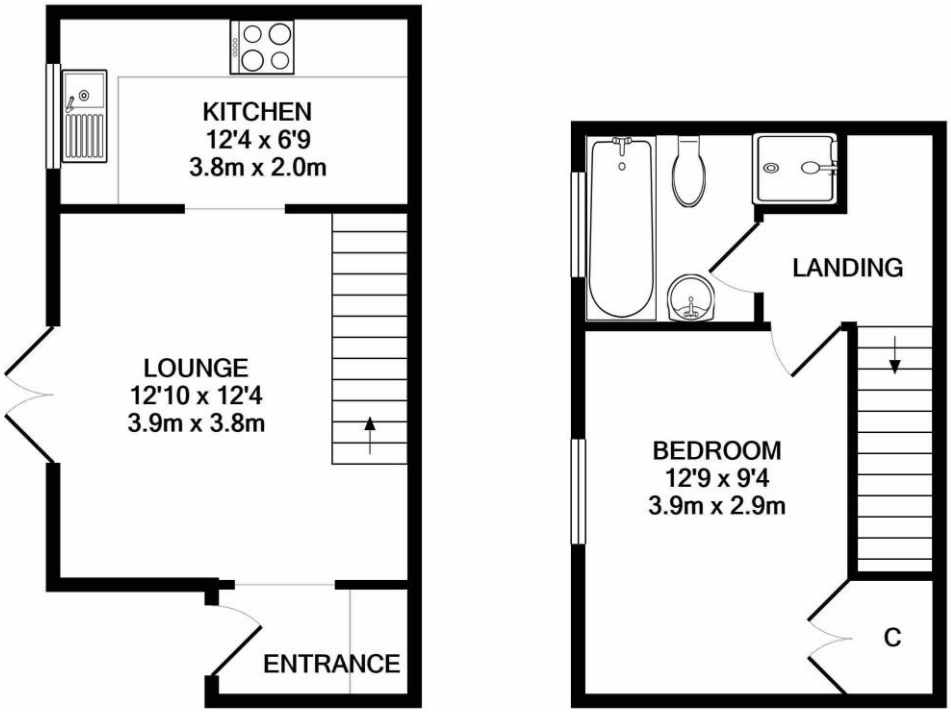
For further information and to arrange your viewing, please contact our friendly and professional staff.



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.







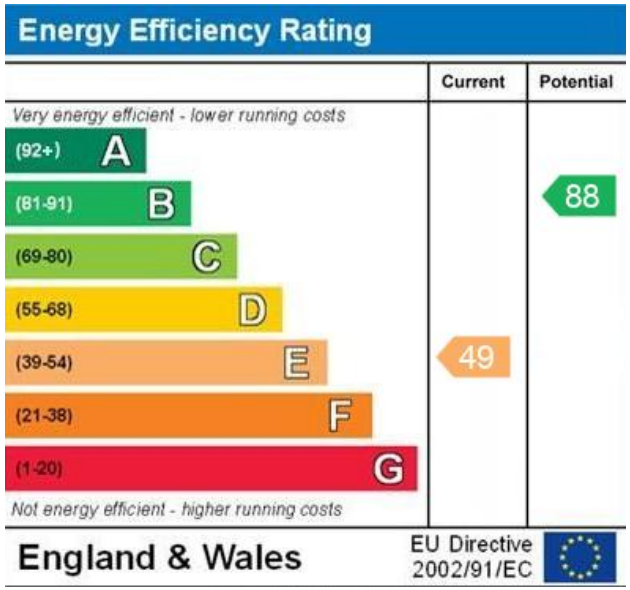
GROUND FLOOR
APPROX. FLOOR
AREA 269 SQ.FT.
(25.0 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 241 SQ.FT.
(22.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 510 SQ.FT. (47.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 have not been tested and no guarantee as to their operability or efficiency can be given
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