



Trinity Close, Dereham NR19 2EP

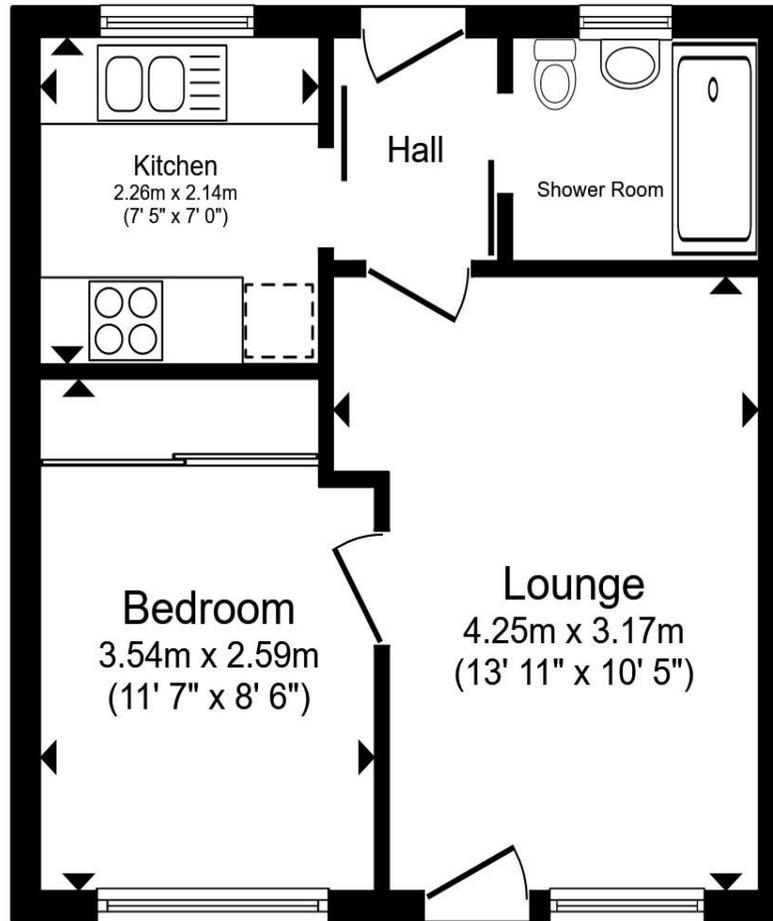
welcome to

Trinity Close, Dereham

Situated in the popular Norfolk Market town of Dereham is this spacious one bedroom bungalow, located close to town and benefitting from an enclosed garden to the rear.

The accommodation comprises a sitting room, fitted kitchen, modern three piece shower room and double bedroom with built in double wardrobes. To the outside there is a fully enclosed rear garden which features a decked seating area, an area laid with lawn, storage shed with power and lighting and gate leading out to the rear. To the front of the property there is garden space which is laid with shingle.





Total floor area 31.7 m² (341 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

welcome to

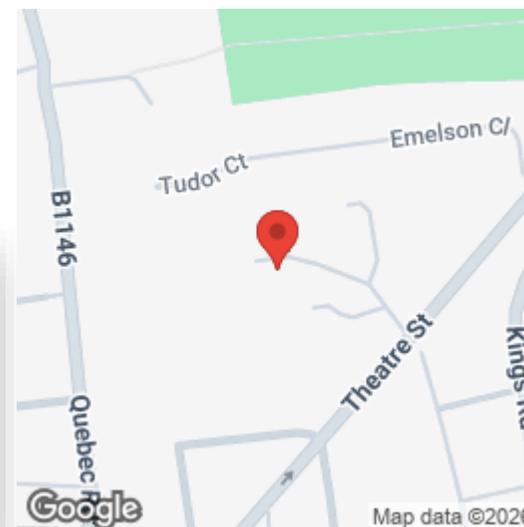
Trinity Close, Dereham

- One bedroom bungalow
- Modern décor throughout
- Generous double bedroom with wardrobes
- Enclosed gardens
- Popular location

Tenure: Freehold EPC Rating: E
Council Tax Band: A

offers in the region of

£170,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/DRM117846



Property Ref:
DRM117846 - 0004

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.



william h brown



01362 692238



Dereham@williamhbrown.co.uk



3 Market Place, DEREHAM, Norfolk, NR19 2AW



williamhbrown.co.uk