

PARSONS
COMPANY



23 Shipdham Road, Dereham, NR19 1JL
£200,000



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****No Onward Chain**** Guide Price £200,000 - £220,000. A character three-bedroom detached bungalow situated within the popular Toftwood area of Dereham. This property is ideal for those who are looking for a project.

You are greeted by an arched storm porch to front door that leads to the entrance hall, adjacent are two double bedrooms either side that benefit from bay windows. Further on, there is a spacious 11'11 x 26ft open plan living/dining room, a L-shaped fitted kitchen, bedroom three/reception with storage area, Plus a bathroom with separate WC.

Outside, to the front, is a private driveway leading to a garage, plus a garden area with laid to lawn grass and side access. To the rear of the property, is a secluded garden with a generous patio area to an open grass area with shed.

Description



Situation



null

Council Tax Band: C

Available:

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Bedroom
11'10" x 11'2"
3.61 x 3.42 m

Living Room
11'11" x 26'7"
3.64 x 8.13 m

Bedroom
10'9" x 11'3"
3.30 x 3.44 m

Hallway

Kitchen
9'7" x 16'7"
2.93 x 5.08 m

Bedroom
11'0" x 6'8"
3.36 x 2.04 m

Storage
5'7" x 6'8"
1.71 x 2.04 m

WC

Bathroom

Hallway

Approximate total area⁽¹⁾
898.04 ft²
83.43 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Energy Efficiency Rating		Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not energy efficient - higher running costs</i></p>			
			82
		52	
England & Wales		EU Directive 2002/91/EC	

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