





Humbletoft Road,Dereham NR19 2RT

william h brown

welcome to

Humbletoft Road, Dereham

PERFECT FIRST HOME- one to grow into! A Super Three Bedroom House in Dereham with Ultra Modern Kitchen and Bathroom, Generously proportioned Living Room and a Lovely Garden and aspect. Well situated and presented throughout. Call now!





We are extremely pleased to present to the market this 3 bedroom mid-terraced house, situated within easy reach of amenities and facilities.

Briefly, the internal ground floor accommodation comprises; entrance hall, lounge and fitted kitchen which provides access to the rear garden. This is complemented on the first floor by three bedrooms and family bathroom.

The property is presented in excellent condition, with a modern kitchen and bathroom and a carefully landscaped garden.

The property will appeal to an assortment of buyers, including first time buyers and buy-to-let investors alike.

Agents Note







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welcome to

Humbletoft Road, Dereham

- Three Bedroom House- PERFECT FIRST HOME
- Living Room and Conservatory with Doors onto the Garden
- Immaculate Kitchen and Bathroom- Move in today!
- A house to grow into!
- Lovely Rear Garden

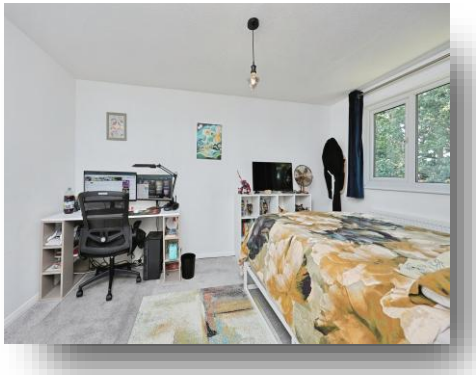
Tenure: Freehold EPC Rating: D
Council Tax Band: B

offers in excess of

£200,000









Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
DRM118232 - 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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

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