



Brussels Close, Dereham, NR19

£170,000

2 1 1



- IMMACULATE MID-TERRACE • TWO BEDROOMS HOME
- NEW BOILER INSTALLED SEPTEMBER 2025
- KITCHEN
- ENCLOSURE REAR GARDEN
- IDEAL FIRST TIME BUY OR INVESTMENT
- LOUNGE/DINER
- FAMILY BATHROOM OFF-LANDING
- ALLOCATED PARKING TO REAR
- \*\* GUIDE PRICE £170,000 - £175,000 \*\*



homeworks  
estate agent



homeworks  
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\*\* IDEAL FIRST TIME BUY OR INVESTMENT \*\* BE QUICK TO ARRANGE YOUR VIEWING ON THIS IMMACULATE TWO BEDROOM PROPERTY IN THE POPULAR AREA OF TOFTWOOD. WITH LOUNGE/DINER | KITCHEN | FAMILY BATHROOM OFF-LANDING | NEW BOILER INSTALLED SEPTEMBER 2025 | ENCLOSED REAR GARDEN | ALLOCATED PARKING TO REAR | VENDORS HAVE FOUND! \*\* GUIDE PRICE £170,000 - £175,000 \*\*

GROUND FLOOR

1ST FLOOR



While every effort has been made to ensure the accuracy of the foregoing contained facts, measurements and details, prospective buyers are advised to make their own arrangements to verify them. We have no reason to believe that any statement made is inaccurate or misleading. This plan is for illustrative purposes only and should be used as a guide to the approximate layout of the property. It is not to scale and should not be relied upon as an accurate representation of the property. It is not a plan as defined in the Town and Country Planning Act 1990. Made with Metrolink 02025

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	84	
(69-80) <b>C</b>		
(55-68) <b>D</b>	66	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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