PARSONS & COMPANY

3 Washbridge, Dereham, NR19 1EB

Guide Price £200,000 - £210,000



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This terraced home is conveniently situated within walking distance of Dereham Market Place and is offered for sale with no onward chain.

The property is entered via a welcoming entrance hall, leading into a spacious living room with a dining area, featuring a charming fireplace.

The modern fitted kitchen offers ample worktop space and storage, with a door providing access to the rear garden.

Upstairs, the first-floor landing gives access to three bedrooms and a family bathroom fitted with both a bath and separate shower.

Externally, the property benefits from a single garage and an enclosed rear garden.

Services

Gas central heating. Mains electricity, water and drainage are all connected.

This property is being marketed by our Dereham office and the property reference is AD0597.







N.B. The seller has advised that the occupier is able to use the passageway to the right hand side of the garage to access the rear garden, however, we cannot confirm this is on the Title Deeds.

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.

Directions

From Dereham town centre, head along Church Street and at the bottom of the road, next to St Nicholas' Church, turn left and continue past Bishop Bonners Cottage Museum, then take the next right hand turning into Washbridge where the property will be found on the right hand side identified by a Parsons & Company 'For Sale' board.

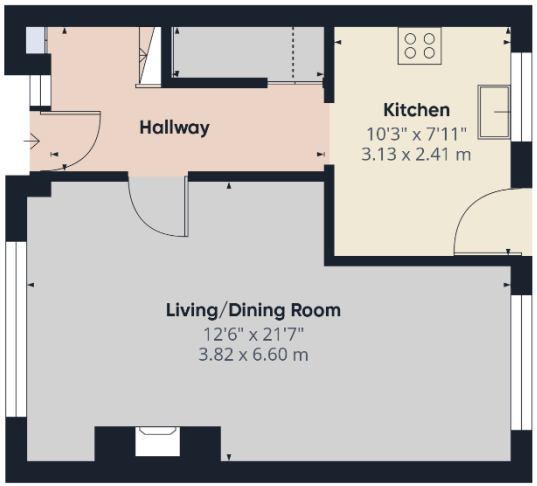
For further information and to arrange your viewing, please contact our friendly and professional staff.

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.

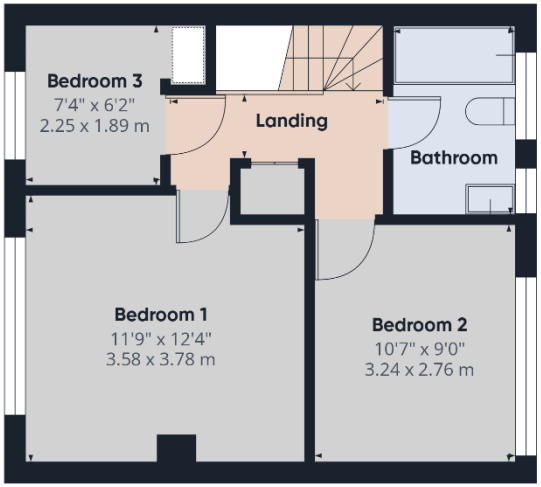








Ground Floor



Floor 1



PARSONS COMPANY

Approximate total area(1)

776 ft²

72.2 m²

Reduced headroom

14 ft²

1.3 m²

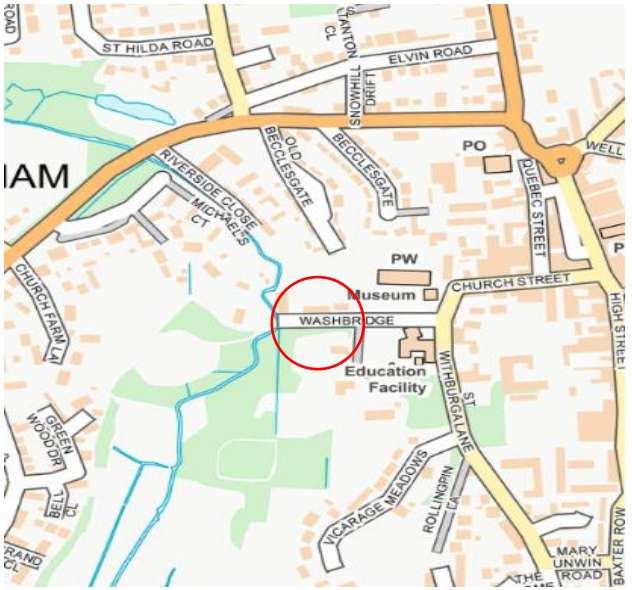
(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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