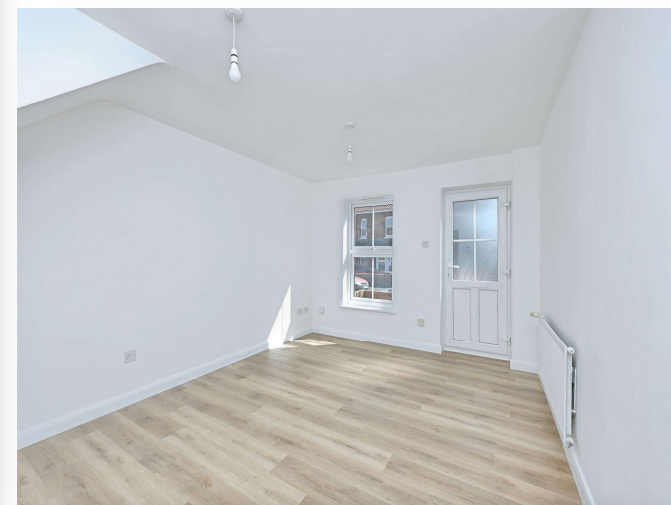




Kings Road, Dereham, NR19 2AG

welcome to
Kings Road, Dereham

**** Guide Price £150,000 - 160,000 **** A Super semi-detached property **RENOVATED**. With two double bedrooms, private rear garden **OFF ROAD PARKING** and offered with **NO ONWARD CHAIN**.



William H Brown is pleased to offer this superbly renovated semi-detached home, conveniently located just a short walk from Dereham town centre, providing easy access to shops, restaurants, and local services.

Situated on the ever-popular Kings Road, this attractive property offers well-presented accommodation comprising a spacious living room and a newly fitted kitchen on the ground floor. Upstairs, there are two generous double bedrooms and a family bathroom. Externally, the property benefits from a low-maintenance rear garden, providing an ideal space for outdoor relaxation and entertaining. There is also off-road parking to the rear.

The property would make an ideal first-time purchase or investment opportunity, benefiting from its excellent condition, recent renovation, and low-maintenance nature. Offered to the market with no onward chain, it presents a fantastic opportunity for buyers seeking a home that is ready to move into or let immediately.

Call now to avoid disappointment.

Agent Note: Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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welcome to

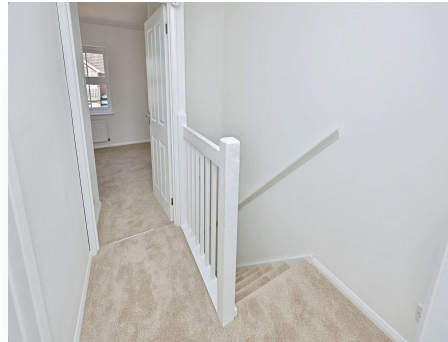
Kings Road, Dereham

- ** Guide Price £150,000 - 160,000 **
- Semi-detached House with off-road parking
- Living Room and Newly-fitted Kitchen
- Double Bedrooms and Family Bathroom
- Enclosed Rear Garden

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

guide price

£150,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/DRM118109



Property Ref:
DRM118109 - 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.



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