





Washbridge, Dereham, NR19 1EB

william h brown

welcome to

Washbridge, Dereham

GUIDE PRICE £200,000 - £210,000! A well-presented three-bedroom mid-terrace home, ideally situated within walking distance of Dereham Market Place and its excellent range of amenities. Offering a spacious lounge, fitted kitchen, family bathroom, enclosed rear garden, garage and no onward chain!





Nestled within walking distance of Dereham Market Place, this three-bedroom mid-terrace home offers convenient access to local shops, schools, doctors' surgeries and a range of restaurants. Benefiting from a garage and no onward chain, this property presents an excellent opportunity for first-time buyers, families or investors alike.

The accommodation comprises an entrance hall with a useful storage cupboard, leading to both the kitchen and spacious lounge. The generous lounge features an attractive fireplace, creating a welcoming focal point. The kitchen is fitted with a range of wall and base units, integrated oven and hob, and provides access to the rear garden.

Upstairs, there are two well-proportioned double bedrooms, a third single bedroom, and a family four-piece bathroom comprising a bath, separate walk-in shower, wash basin and WC.

Outside, the front garden is mainly laid to lawn with mature shrubs and a brick boundary wall with gated access. The enclosed rear garden offers a lawned area and a decking space, ideal for outdoor dining and entertaining.

Offered with no onward chain, early viewing is highly recommended.

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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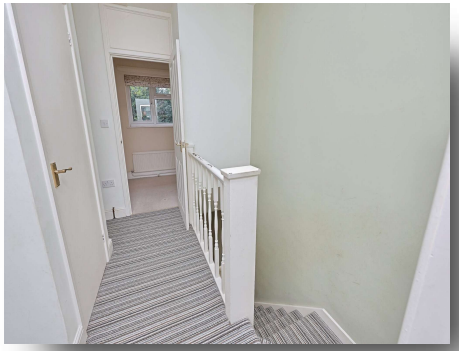
Washbridge, Dereham

- **Guide price £200,000 - 210,000**
- Offered with no onward chain
- Walking distance to Dereham Market Place
- Spacious lounge with feature fireplace
- Fitted kitchen with integrated oven and hob

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

guide price

£200,000









Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
DRM110178 - 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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

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