

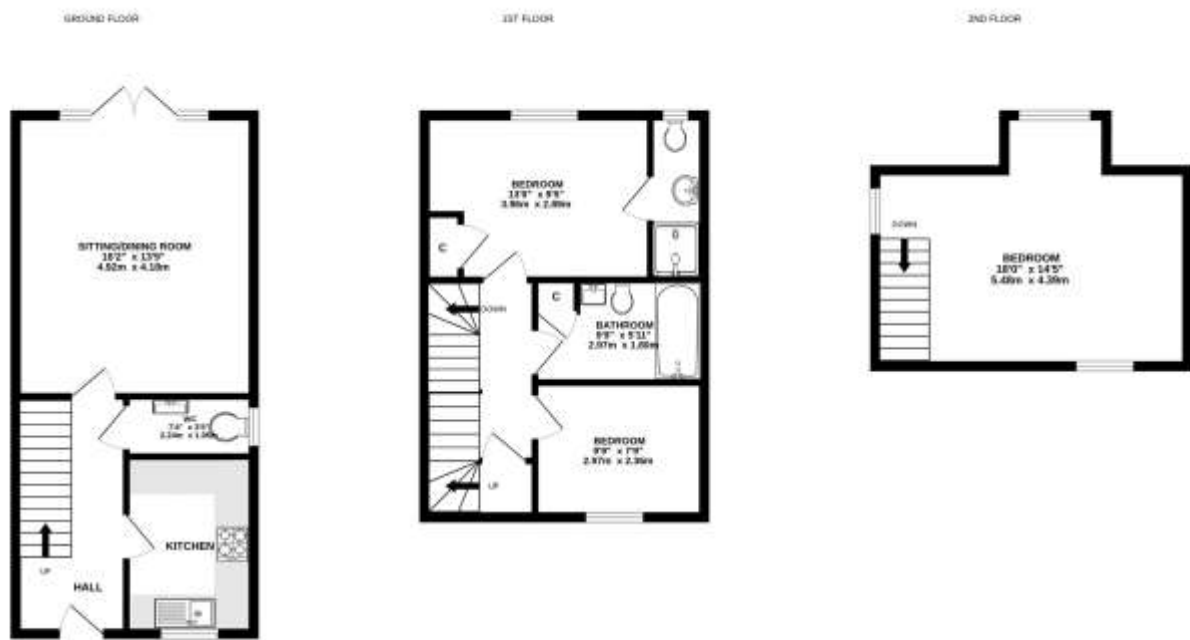


ICONIC  
ESTATE AGENTS

Beatrice Avenue, Dereham  
OIEO £250,000 Freehold



- Modern Three Storey Townhouse
- Three Bedrooms
- Bedroom Two With En-Suite
- Modern Kitchen
- Sitting/Dining Room
- Three Piece Family Bathroom Suite
- South Facing Rear Garden
- Driveway Providing Off Road Parking
- Walking Distance To Dereham Town Centre
- EPC Rating C / Council Tax Band C



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustration purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Follow the A47 Southern Bypass from Norwich towards Dereham. Take the A1075 exit. At the roundabout take the third exit onto Yaxham Road and follow the road along. At the roundabout continue straight onto London Road and turn left onto Beatrice Avenue where the property can be found indicated by our For Sale Board.

Viewings strictly by appointment with: 297 Fakenham Road, Norwich, NR8 6LE

Taverham **01603 261104**  
Norwich **01603 740044**

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We bring to prospective purchasers attention that we, as estate agents for the property, have not tested any appliances and purchasers should make their own enquiries of the relevant Authorities regarding the connection and viability of all services. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy.