PARSONS & COMPANY

9 Moorgate Cottages, Southend, Dereham, NR19 1BD

Guide Price £160,000 - £170,000

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Situated within walking distance of the town centre, this spacious end-terraced home presents an excellent opportunity for buyers looking to create a property tailored to their own taste.

Priced to allow for modernisation, the property offers generous accommodation and is available with no onward chain.

The ground floor comprises a living room leading through to a study area and dining area, which is open to the fitted kitchen, creating a sociable space ideal for everyday family life. A useful utility area provides additional storage and practicality.

Upstairs, there are two double bedrooms served by a family bathroom suite.

Externally, the property benefits from a rear garden along with the added advantage of a parking space to the rear.

Offering fantastic potential in a convenient location close to local amenities, shops and transport links, this is an ideal purchase for first-time buyers, investors or those seeking a project with plenty of scope.

N.B. We have been advised that the property has had historic movement, that has been rectified. Please contact the office for further information.

N.B. Please note exchange of contracts is subject to a Grant of Probate.

Services

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

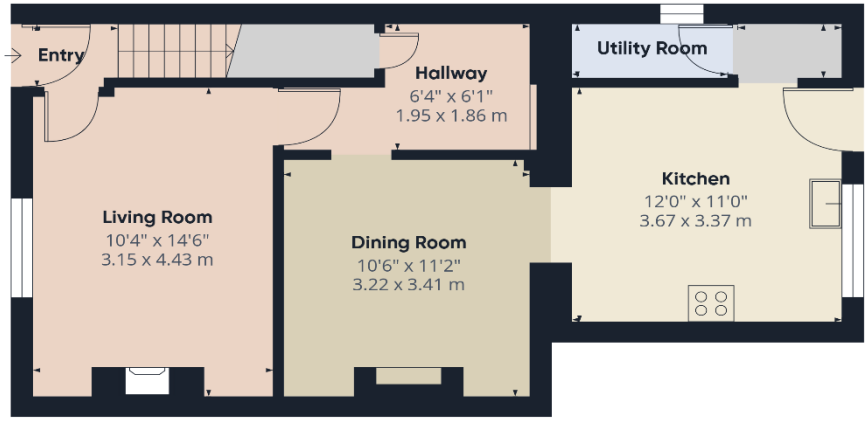
Situation

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.

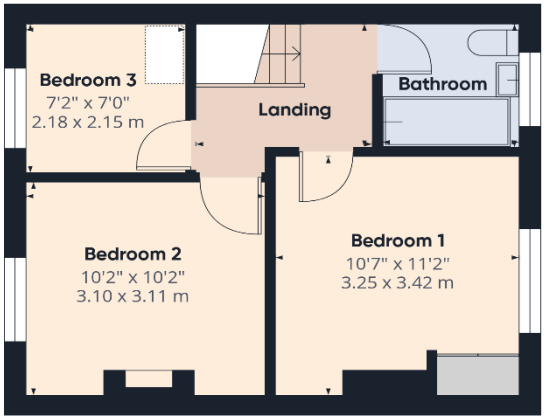
For further information and to arrange your viewing, please contact our friendly and professional staff.

This property is being marketed by our Dereham office, and the property reference is AD0658.

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)

861 ft²

79.9 m²

(1) Excluding balconies and terraces

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

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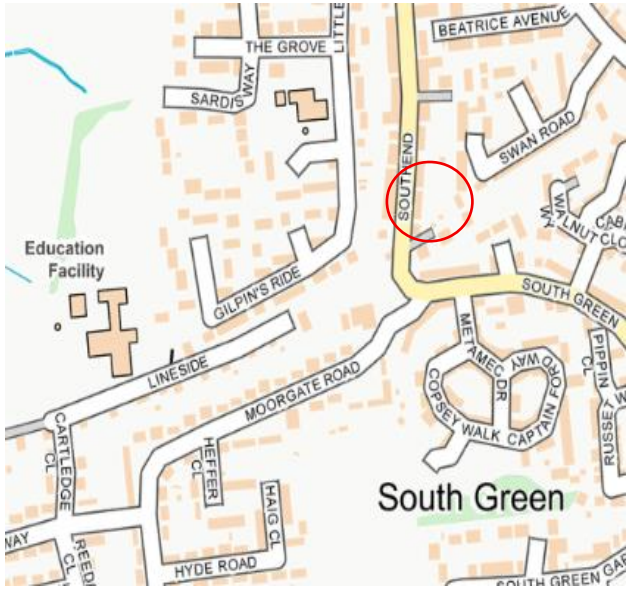

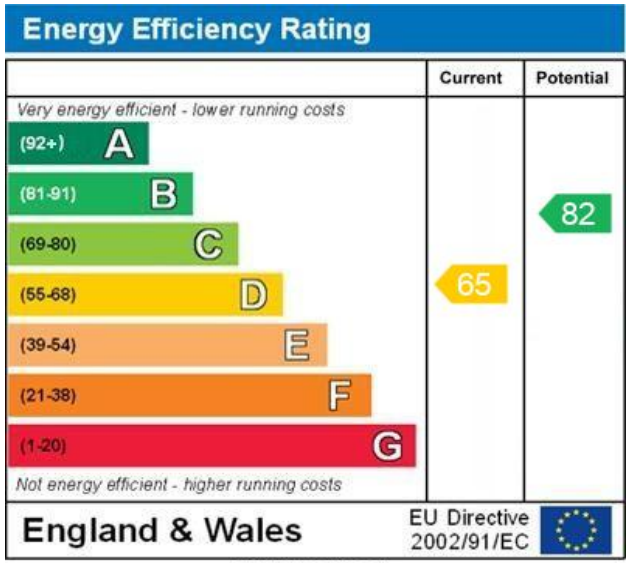

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