



31 Quebec Road

£180,000

Set back from the road in a popular location, is this characterful detached house. Boasting three bedrooms, this home is perfect for first time buyers or those looking to put their own stamp on a property.

Located within easy walking distance of the town centre, the property enjoys easy access to local shops, schools, and amenities while still benefiting from a sense of privacy.

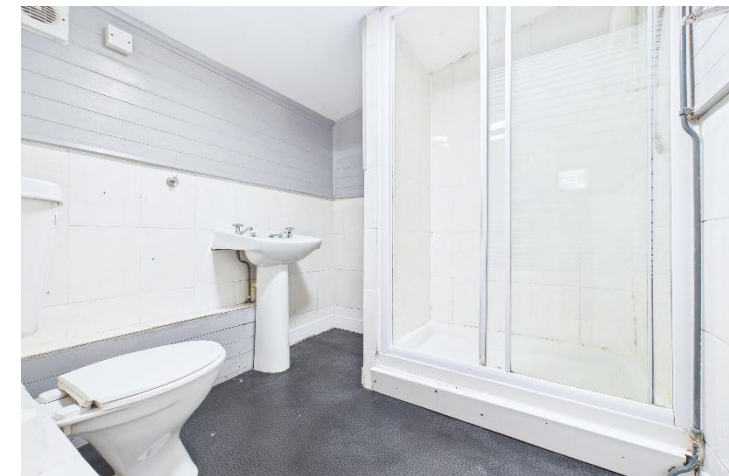
The house features a fitted kitchen, living room, shower room and first floor WC, along with an enclosed rear garden, as well as off-road parking for one vehicle.

With its combination of location, space, and potential, this property presents an excellent opportunity for buyers looking to make a home their own in a sought-after setting.

Services

Mixture of night storage heaters and wall mounted electric heaters. Mains water, drainage and electricity are connected.

N.B. The property has a right of way to pass and re-pass across the neighbours driveway to access the parking space and property.



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. The property is on a main bus route, with multiple bus stops with short walking distance. The North Norfolk coast is also within a 40 minute drive.

Directions

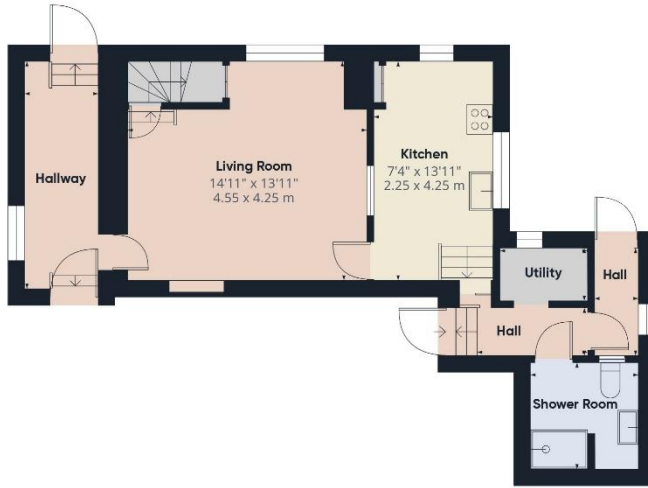
To find the property leave Dereham Market Place by bearing left at the War Memorial. At The George Hotel turn right into Quebec Road and the property can be found after a short distance on the left hand side set well back from the road down a private driveway.

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 AD0490.

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



Approximate total area^m

784 ft²
72.9 m²

Reduced headroom

20 ft²
1.9 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



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	39	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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