



Hollies Bungalow

Guide Price £170,000 - £190,000

This well-maintained semi-detached bungalow offers spacious accommodation and is nestled in a quiet cul-de-sac position within walking distance of the Market Place.

From the entrance door, there is a hallway which provides access to the two bedrooms, both being double in size with windows overlooking the front garden. There is a family bathroom with shower over the bath.

The kitchen/breakfast room has fitted base and wall cupboards to three walls and provides space for table and chairs. Beyond this is the dual aspect sitting room with chimney breast and gas fire.

Outside, the property benefits from a garage with parking space to the front, together with an enclosed garden to the front of the bungalow with gate and path to front door. The garden is mainly laid to lawn with a patio seating area with flower/shrub borders.

Services

Gas central heating. Mains water, drainage, gas and electricity 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.

Directions

To find this property leave Dereham Market Place by turning right at the war memorial and then forking left into Theatre Street. Proceed passed the doctors surgery and take the next turning left into Trinity Close, turn immediately left and the property will be seen with a Parsons & Company 'For Sale' board.

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 AD0419.

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.





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Approximate total area⁽¹⁾
673 ft²
62.6 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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