



24 Aldiss Avenue

Offers In Excess Of £195,000

This spacious semi-detached house offers comfortable and practical living, ideal for families or professionals alike.

The bright living room is open into a dedicated dining area, creating a welcoming space for both everyday living and entertaining. A fitted kitchen provides ample storage and workspace.

Upstairs, the property boasts three bedrooms, along with a modern shower room and the added convenience of a separate WC.

Outside, you'll find an enclosed rear garden, with brick outbuildings, garage and off-road parking adding to the home's appeal.

Conveniently located close to local amenities, this property combines space and accessibility, making it an excellent place to call home.

Services

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

This property is being marketed by our Dereham office and the property reference is AD0577.



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 North Norfolk coast is also within a 40 minute drive.

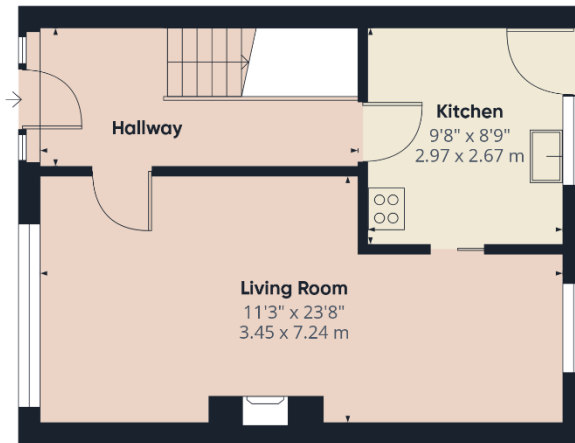
Directions

To find the property leave Dereham Market Place by turning right into Church Street and continuing past the Church and Bishop Bonners Cottage. Follow the road around to the T-junction with Baxter Row/Southend and turn right, continue to the sharp bend and turn right into Moorgate Road. Take the first right hand turning onto Waples Way, followed by the first left hand turning onto Waples Way. The property will be found on the right hand side identified by a Parsons & Company 'For Sale' board.

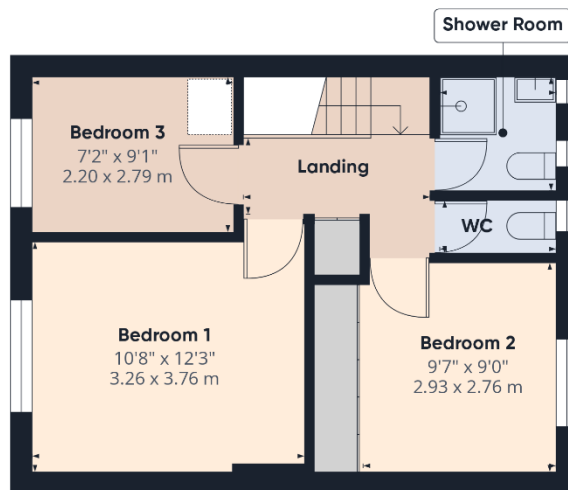
For further information and to arrange your viewing, please contact our friendly and professional staff.

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



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Approximate total area^m

794 ft²
73.9 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.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(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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