





# 40 Norwich Road

£210,000

A well-presented two/three-bedroom terraced house situated in the sought-after market town of Dereham. This home is ideal for a first-time buyer or investor; this home would also suit someone looking to downsize.

As you enter the property, you are greeted with a cosy living room with feature fireplace; this space opens to a dining area via an archway providing semi-open plan living. Further on, there is a re-fitted kitchen with a range of fitted units at base & eye level and access to a four-piece bathroom suite comprising of a panelled bathtub, low level flush WC, pedestal wash basin and walk-in shower cubicle.

Upstairs, is a double sized bedroom one, plus bedroom two that leads to bedroom three/dressing room.

Outside, to the front, is off-street parking for two vehicles via a private shingled driveway. To the rear, is a patio area with a breezeblock external store, laid to lawn grass and a sitting area to the back of the garden.

## Services

Gas central heating. Mains water, drainage 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, 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 from Dereham town centre head along Wellington Road and then at the Maltings junction proceed straight over onto Neatherd Road. Continue round onto Crown Road and at the junction turn right onto Norwich Road where the property will be found on the left hand side identified by a Parsons & Company 'For Sale' board.

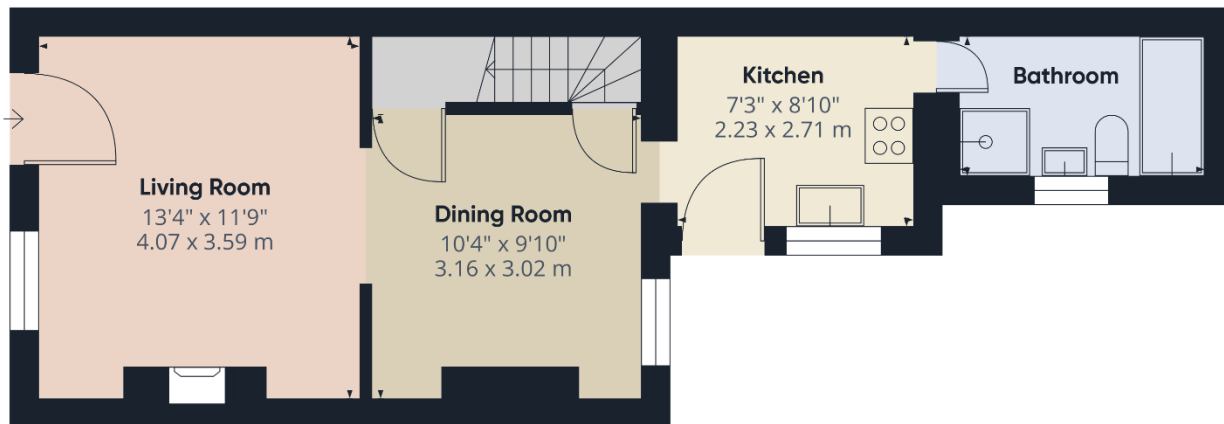
**For further information and to arrange your viewing, please contact our friendly and professional staff.**

This property is being marketed by our Dereham office and the property reference is AD0466.

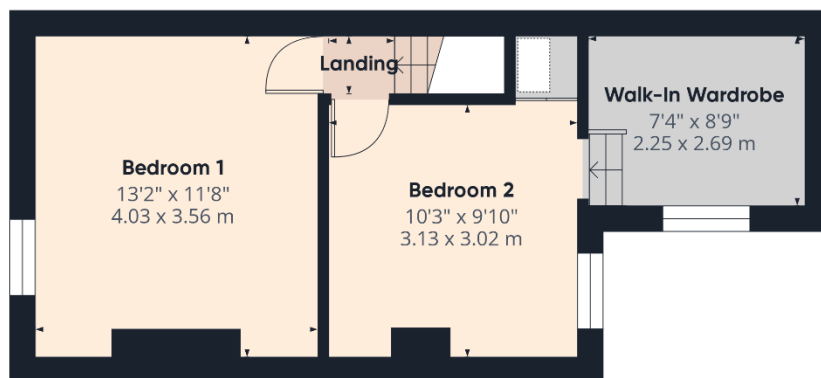
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information 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

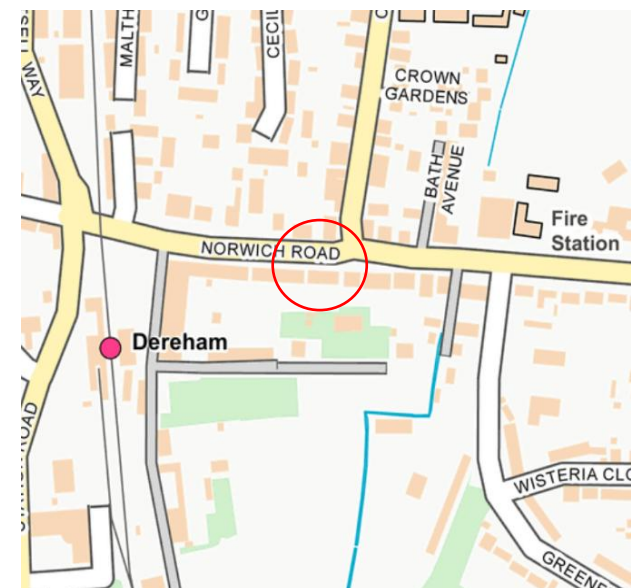
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Approximate total area<sup>(1)</sup>  
724 ft<sup>2</sup>  
67.2 m<sup>2</sup>

(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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### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		88
(69-80) <b>C</b>		
(55-68) <b>D</b>	68	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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