





## 8 Norwich Road

**Guide Price £180,000 - £190,000**

This well-presented and spacious terraced house offers comfortable living in a convenient location within walking distance of local amenities.

The ground floor features a welcoming living room, leading through to a bright dining area that opens into a modern fitted kitchen, ideal for both everyday living and entertaining. A ground floor bathroom adds further practicality. Upstairs, the property benefits from three bedrooms, providing flexible accommodation.

Externally, there is a good-size rear garden, perfect for outdoor dining or relaxing, while off-road parking to the front adds valuable convenience.

This property is offered to the market with no onward chain.

### Services

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

**N.B. This property and the neighbouring properties (numbers 4-14) have a right to pass and re-pass on foot over the passage to the rear of the properties.**





## 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

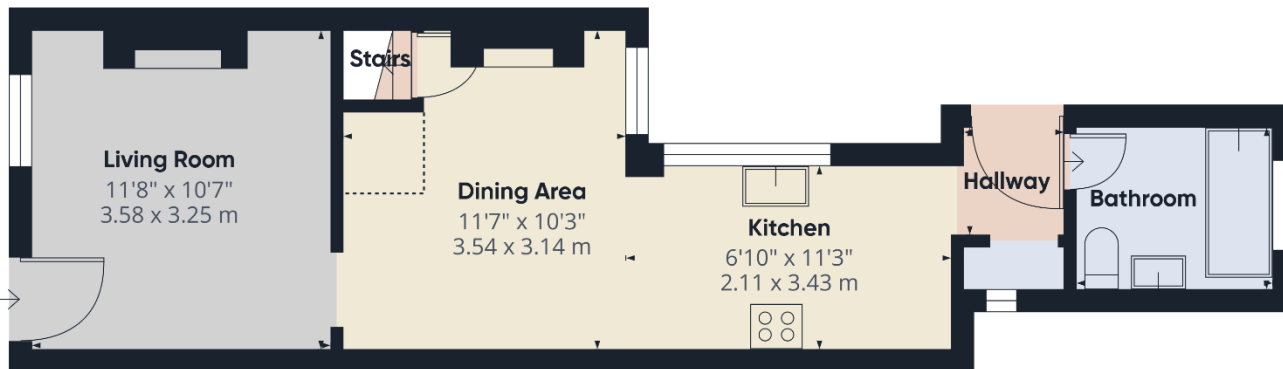
From Dereham Market Place turn right at the war memorial, continue along Wellington Road and Neatherd Road and bear right into Crown Road. Turn right at the T-junction, where the property will be found on the left hand side identified by a Parsons & Company 'For Sale' board.

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

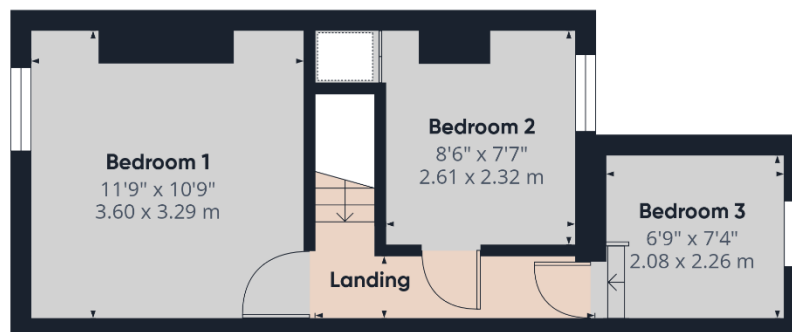
This property is being marketed by our Dereham office and the property reference is AD0576.

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>

646 ft<sup>2</sup>  
60.1 m<sup>2</sup>

Reduced headroom

8 ft<sup>2</sup>  
0.7 m<sup>2</sup>

(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+) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>		
(55-68) <b>D</b>	60	
(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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