



This one bedroom home benefits from an enclosed garden, off road parking space and gas central heating. Within walking distance of amenities..

Available: Mid June 2023
Furnishing: Unfurnished
Council Tax: Band A
No smokers
No pets

Damage Deposit: £776.00
Holding Deposit: £155.00

Directions

To find the property leave Dereham on the Swaffham Road. After a short distance, take the left hand turning onto Chestnut Road, followed by the first right hand turning onto Brooks Drive. Take the second left hand turning into Grove Close where the property will be found on the right hand side.

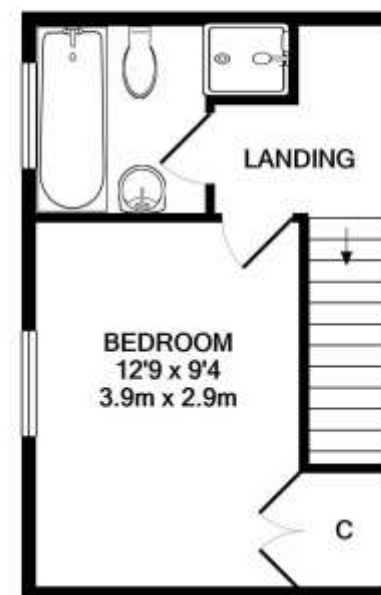
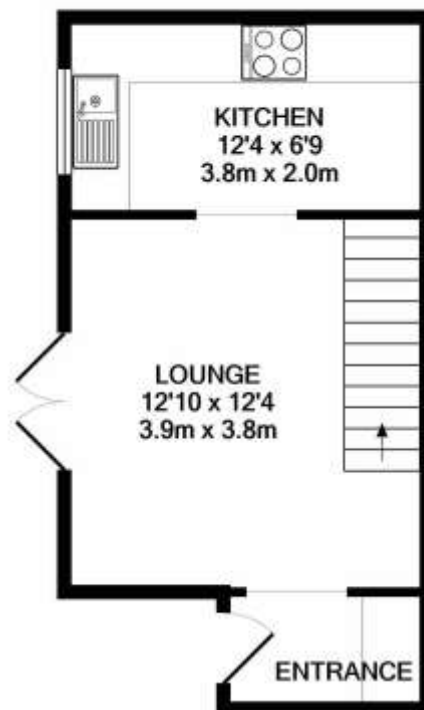
Situation

The property is located in the original settlement of Scarning village, which is just off the old A47, roughly 2.5 miles west of Dereham town centre. This leafy village offers a playing field, village hall and church, with the primary school located in the more recently developed area of Scarning, nearer the town.

Dereham offers a good variety of independent shops, supermarkets, pubs and restaurants. There are also numerous bus connections from the town to the local villages, as well as other Norfolk destinations such as Norwich, King's Lynn and Great Yarmouth.

EPC Rating: E/49

N.B: It should be noted that the photographs were taken prior to the current tenancy.



GROUND FLOOR
APPROX. FLOOR
AREA 269 SQ.FT.
(25.0 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 241 SQ.FT.
(22.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 510 SQ.FT. (47.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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