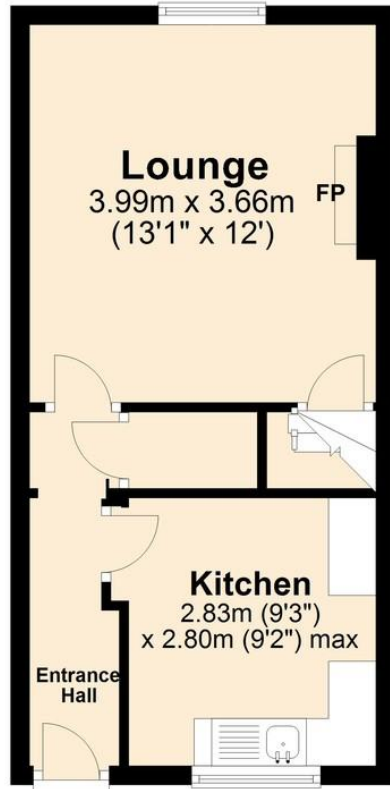


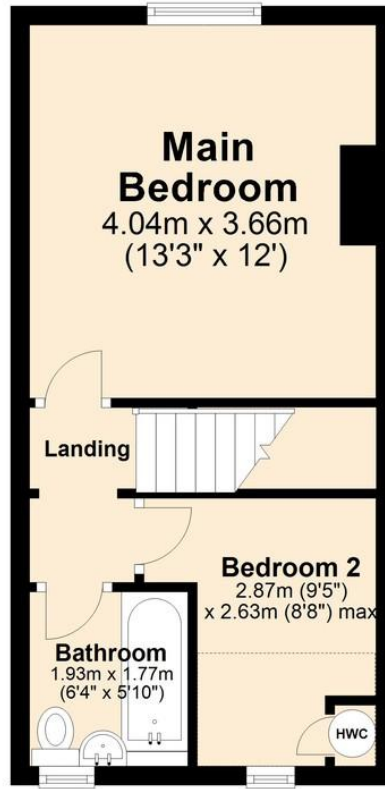
## Ground Floor

Approx. 28.6 sq. metres (307.8 sq. feet)



## First Floor

Approx. 29.0 sq. metres (311.8 sq. feet)



Total area: approx. 57.6 sq. metres (619.6 sq. feet)

### OUTSIDE

A lockable, shared passageway provides access to an external staircase leading the property's first floor entrance.

### AGENTS NOTE

Please be advised the images reflect the property during a previous tenancy.

### DIRECTIONS

From High Street turn into Norwich Street adjacent to the Argos store. The property can be found on the right-hand side, accessed via a numbered door between shopfronts leading through to a shared passageway.

### LOCAL AUTHORITY

Breckland

### COUNCIL TAX BAND

TBC

**Energy Efficiency Rating** Current D 60 Potential C 80



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Unit 4 Dragonfly Lane, Cringleford, Norfolk, NR4 7FF

Whilst we have endeavoured to ensure these details are a fair and accurate representation of the property at the point of listing, please note that they are for guidance purposes only and we do not seek advice from or liaise with management companies, planning departments or building control in their preparation. We strongly advise that you inspect the property and surrounding area on Google maps and street view prior to viewing. Please also note the photographs do not infer that items shown are included, the measurements quoted are approximate and the fixtures, fittings and appliances have not been tested, therefore no guarantee can be given that they are in working order. If there is any point which is of particular importance to you then please obtain professional confirmation of it.



Situated at the heart of the town centre, surrounded by numerous shops and amenities, this first floor Grade II Listed apartment offers the ultimate in convenience. Accessed via its own private entrance, the recently refurbished property includes 2 bedrooms, a 13'1 lounge, plus a modern kitchen and stylish bathroom.

**Norwich Street**  
Dereham | Norfolk | NR19 1BX  
**£675 pcm**

Grade II Listed, first floor 2-storey apartment

At the heart of the town centre!

2 first floor bedrooms including 13'3 main bedroom

Practical kitchen with modern grey kitchen units

Well-proportioned lounge featuring a marble fire surround and sash window overlooking the street

Stylish bathroom with 3-piece suite

Electric storage heating and some double glazing

Public car parks and time-restricted on-street parking close by

Ideally located for numerous amenities

Available from February 2024!

