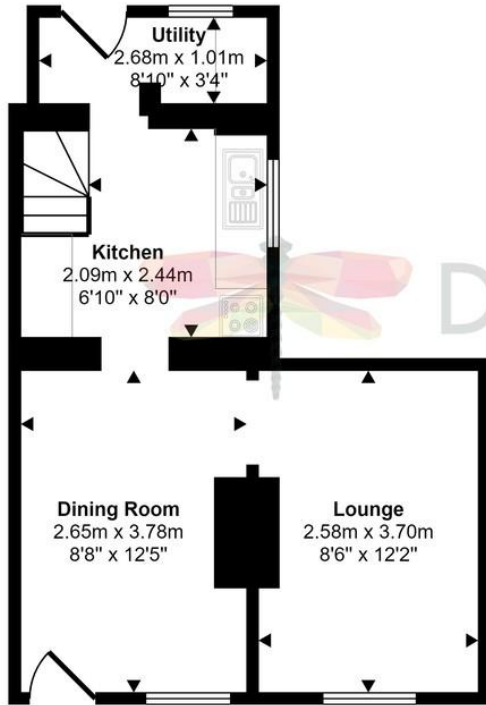
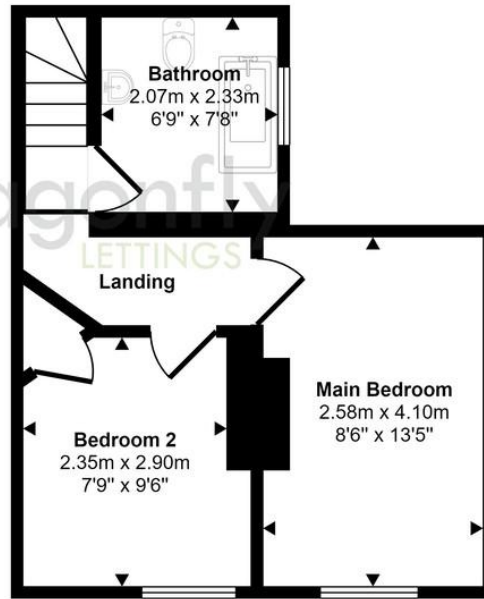


Approx Gross Internal Area
62 sq m / 663 sq ft



Ground Floor
Approx 32 sq m / 342 sq ft



First Floor
Approx 30 sq m / 321 sq ft

OUTSIDE

The property fronts onto the road with a shared access driveway to the right-hand side which leads round the back to the off-road parking area and wooden storage shed.

DIRECTIONS

Head into Dereham Town Centre on High Street and turn left at the T-junction onto Church Street. Turn left onto St Withburga Lane where the property can be found on the left-hand side.

LOCAL AUTHORITY
Breckland

COUNCIL TAX BAND
B

Energy Efficiency Rating Current D 55 Potential B 85



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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.



Boasting an edge of town centre location, this end-terraced property is in the perfect position for amenities, schools and road links. Accommodation includes 2 bedrooms, family bathroom, practical kitchen with separate utility, plus 2 reception rooms, whilst outside provides off-road parking to the rear and wooden storage shed.

St Withburga Lane

Dereham | Norfolk | NR19 1ED

£750 pcm

2 bedroom end-terraced property in a great position for the town centre!

2 first floor bedrooms including a 13'5 main bedroom

Practical kitchen featuring a separate utility with rear access

12'5 dining room and adjacent lounge with feature fireplace

First floor family bathroom with 3-piece suite

Featuring ornate fireplaces throughout

Gas central heating and mostly double glazing

Off-road parking to the rear of the property with a wooden storage shed

An ideal position for the town centre and all its amenities!

Available Mid-February 2024!

