



Brunswick Close, Dereham - NR19 1XW

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## Brunswick Close

Dereham, Dereham

NO CHAIN. SOLD with TENANTS in SITU paying £825 PCM, this mid-terrace home offers a TURN KEY INVESTMENT opportunity. Situated on a SIDE ROAD with RESIDENTS PARKING opposite, the property enjoys an ENCLOSED LAWNED garden to rear. The accommodation comprises a hall entrance with W.C, KITCHEN, 13' SITTING ROOM and further CONSERVATORY. Upstairs, TWO BEDROOMS lead off the landing, with a FAMILY BATHROOM - complete with a SHOWER.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- No Chain!
- Sold with Tenants in Situ!
- Hall Entrance with W.C
- Sitting Room & Conservatory
- Two Bedrooms
- Family Bathroom with Shower
- Enclosed Gardens



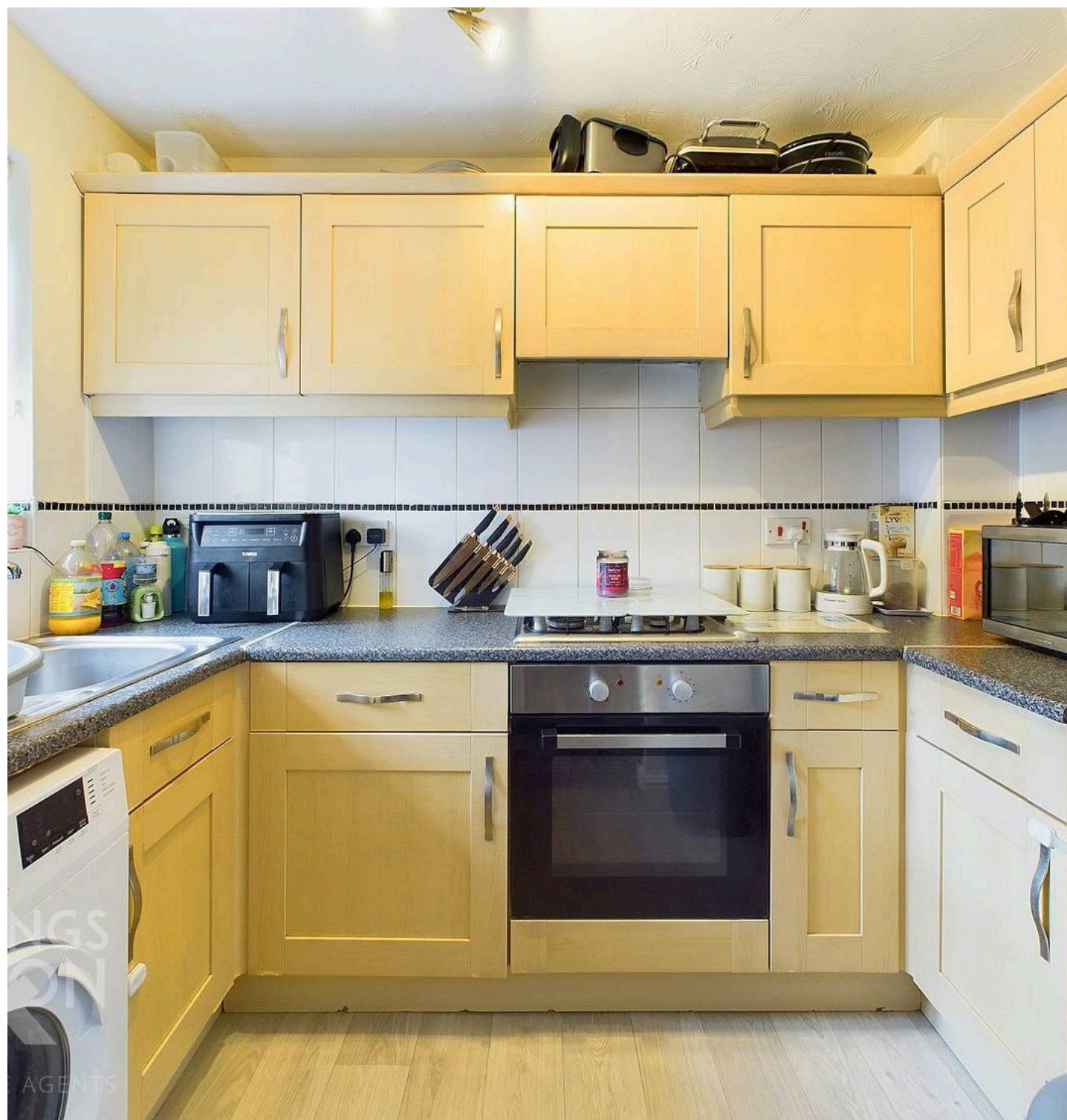
The market town of Dereham offers easy access onto the A47, and a wide range of amenities within walking distance including shops, infant and junior school, public house and sport and leisure activities. There is a regular bus service to Dereham which is about one and a half miles away. Dereham town itself boasts many sport and leisure activities including a Sports and Leisure Centre, which incorporates a full gymnasium, modern pool and indoor bowls.

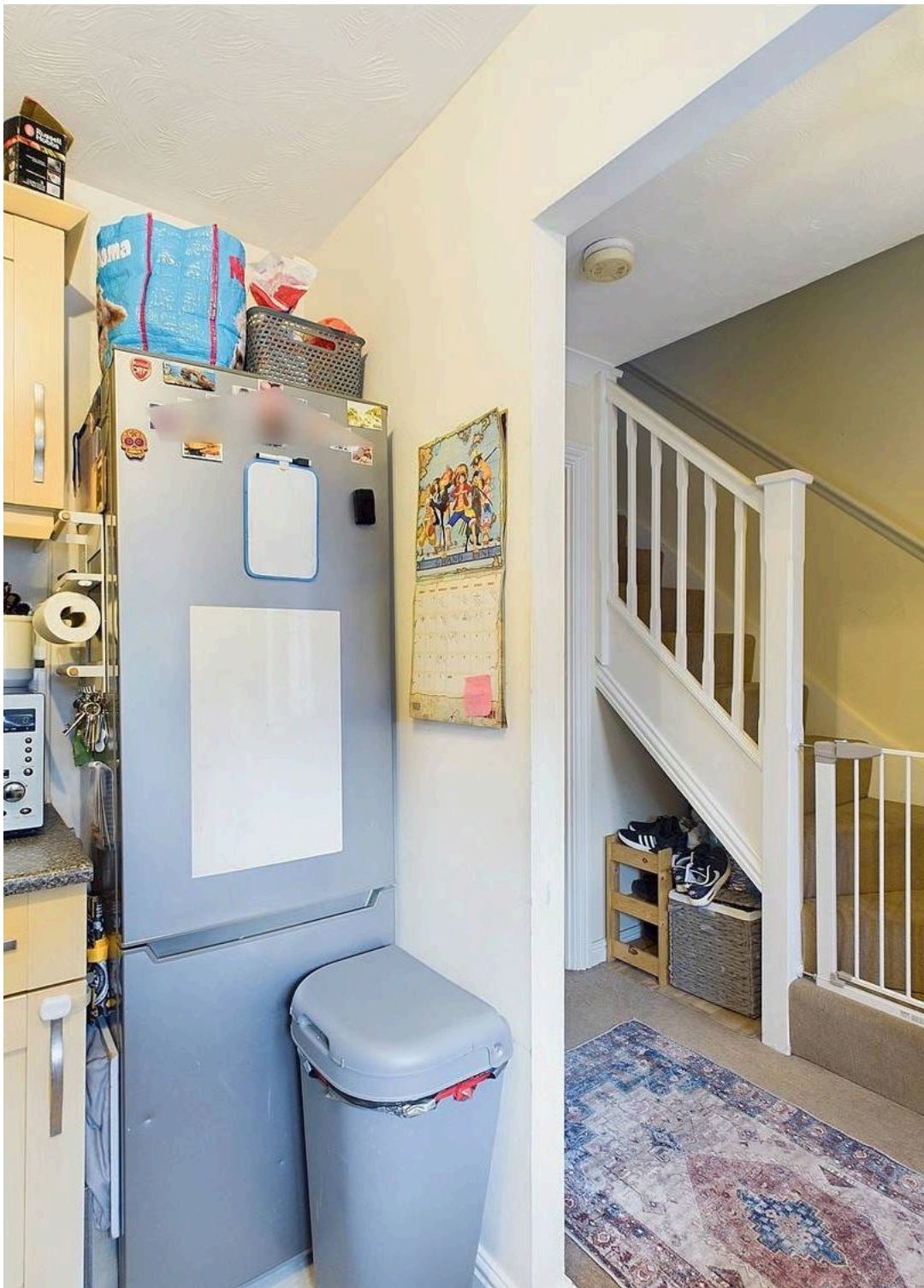
#### SETTING THE SCENE

A low maintenance shingle frontage can be found with a raised pathway leading to the main front entrance door, and useful integrated brick built storage shed which housed the wall mounted gas fired central heating boiler.

#### THE GRAND TOUR

Heading inside, the hall entrance is finished with wood effect flooring underfoot and fitting carpet, with stairs rising to the first floor including storage space below and a door leading to the useful cloakroom which is finished with a white two piece suite and tiled splash backs. An opening can be found leading into the fitted kitchen which offers a u-shaped arrangement of wall and base level units with an integrated gas hob and built-in electric oven with space for fridge/freezer and washing machine, uPVC double glazed window front and tiled splash-backs. The sitting/dining room sits to the rear running the full width of the property with fitted carpet underfoot, built-in storage cupboard under the stairs and French doors which open onto the conservatory - creating an extension to the living space with wood effect flooring and further French doors onto the rear garden.





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Heading upstairs, the carpeted landing offers a traditional flow leading to the two bedrooms, with a front facing double bedroom including two built-in storage cupboards and the uPVC double glazed window to front, whilst the rear bedroom offers built-in double wardrobe, fitted carpet and window to rear. The family bathroom sits in the middle with the white three piece suite, tiled splash backs and shower over the bath.

FIND US

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VIRTUAL YOUR

View our virtual tour for a full 360 degree of the interior of the property.

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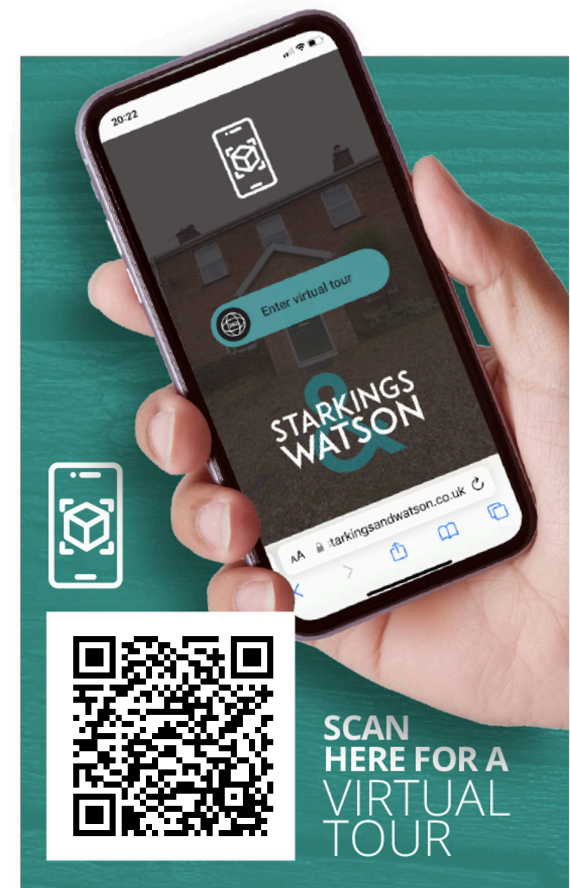
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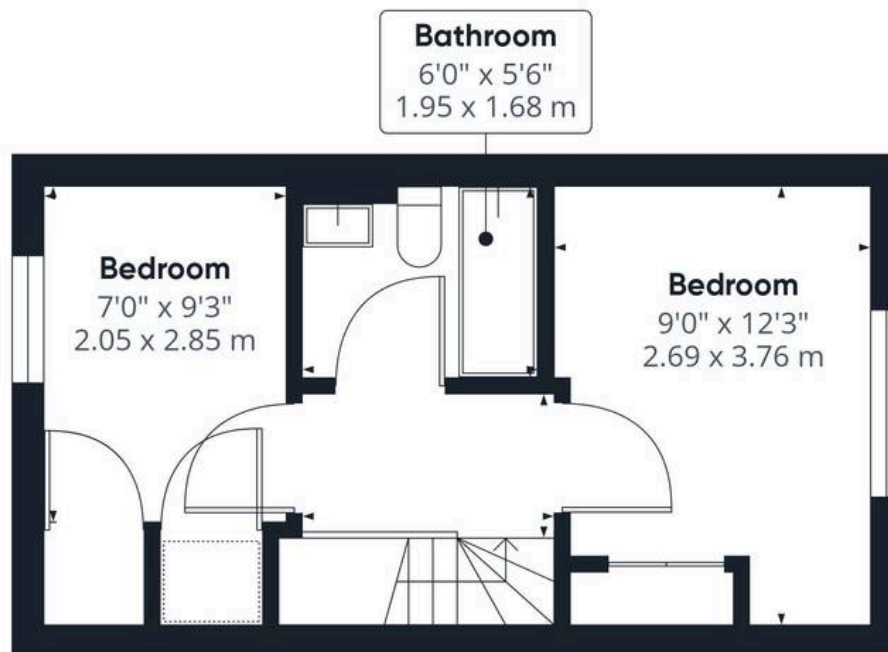
## THE GREAT OUTDOORS

The rear garden is laid to grass with enclosed timber panel fencing to two sides, and mature hedging to the rear, with French doors leading directly from the conservatory.





Ground Floor



Floor 1

**Approximate total area<sup>(1)</sup>**

623.88 ft<sup>2</sup>

57.96 m<sup>2</sup>

**Reduced headroom**

6.24 ft<sup>2</sup>

0.58 m<sup>2</sup>

(1) Excluding balconies and terraces

⌈⌋ Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

**GIRAFFE 360**



## Starkings & Watson Hybrid Estate Agents

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Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.