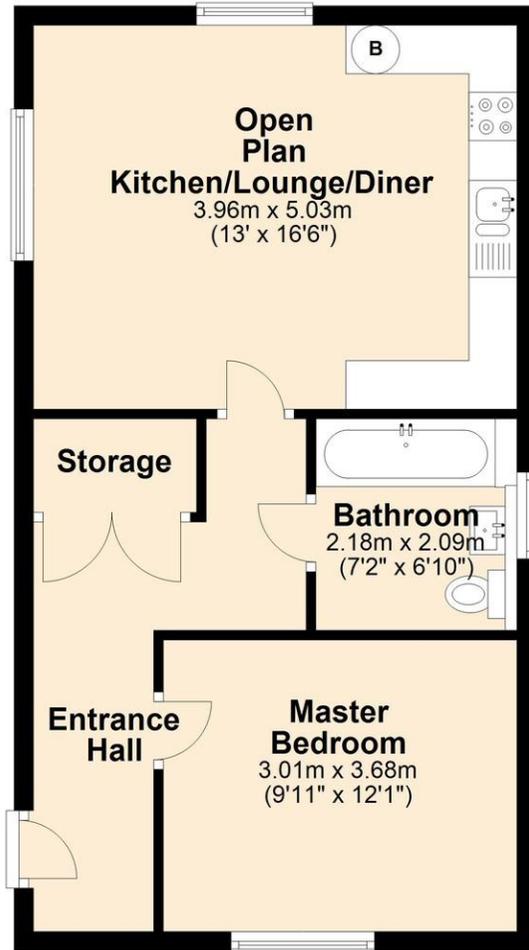


Ground Floor

Approx. 47.0 sq. metres (506.2 sq. feet)



Total area: approx. 47.0 sq. metres (506.2 sq. feet)

OUTSIDE The property, located in a conservation area, is accessed via a shared shingle driveway with double wrought iron gates. Parking is available on site within the residents parking area which can be found on the rear of the property. Strips of lawn flank the parking areas with a public pathway to the left hand side, separated by railings, leading to Queen Mothers Garden, which is to the rear.

AGENTS NOTE We have been advised the property is Leasehold and that Service Charges and Ground Rent may apply and we are waiting for documents to confirm this.

DIRECTIONS From High Street in Dereham town centre turn into Church Street. Opposite Wetherspoons public house turn into a shingle driveway with double wrought iron gates, where the property is directly ahead of you. Once through the communal doorway, the property is immediately on your right.

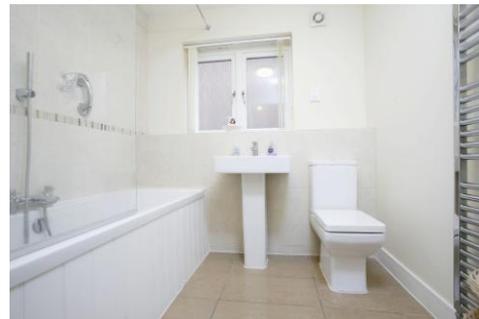
Energy Efficiency Rating Current B 81 Potential B 81

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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 the seller's legal representative 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 in the sale, 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.



Modern, purpose-built, ground floor apartment, conveniently located just metres from many of the town centre amenities. An ideal Pied-a-terre or potential investment, this 1 bedroom, leasehold property provides a contemporary, stylish kitchen and bathroom, generous storage and off road parking.



19c Church Street Dereham | Norfolk | NR19 1DN Guide £110,000

Guide Price £110,000 - £120,000

Modern ground floor apartment in Dereham offered with NO ONWARD CHAIN

1 double bedroom with views to the front

Stylish kitchen with cream, Shaker style units and some built in appliances

Dual aspect open plan kitchen/lounge/diner

Modern bathroom with electric shower over the bath and gloss floor tiles

Gas central heating and double glazing

Off road parking to the rear of the property

Secure phone entry system

Conveniently located for the town centre



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