



**Bath Avenue, DEREHAM, NR20 3AP**

**welcome to**

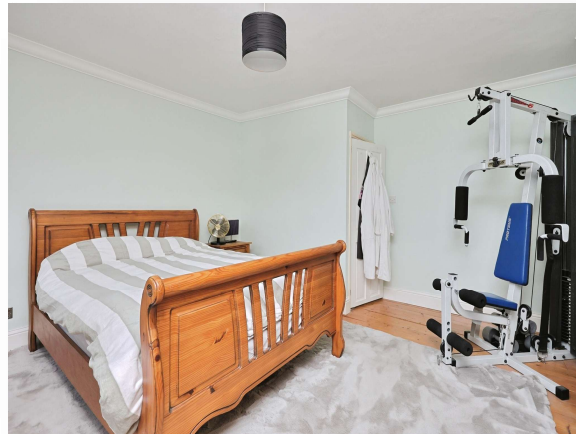
## **Bath Avenue, DEREHAM**

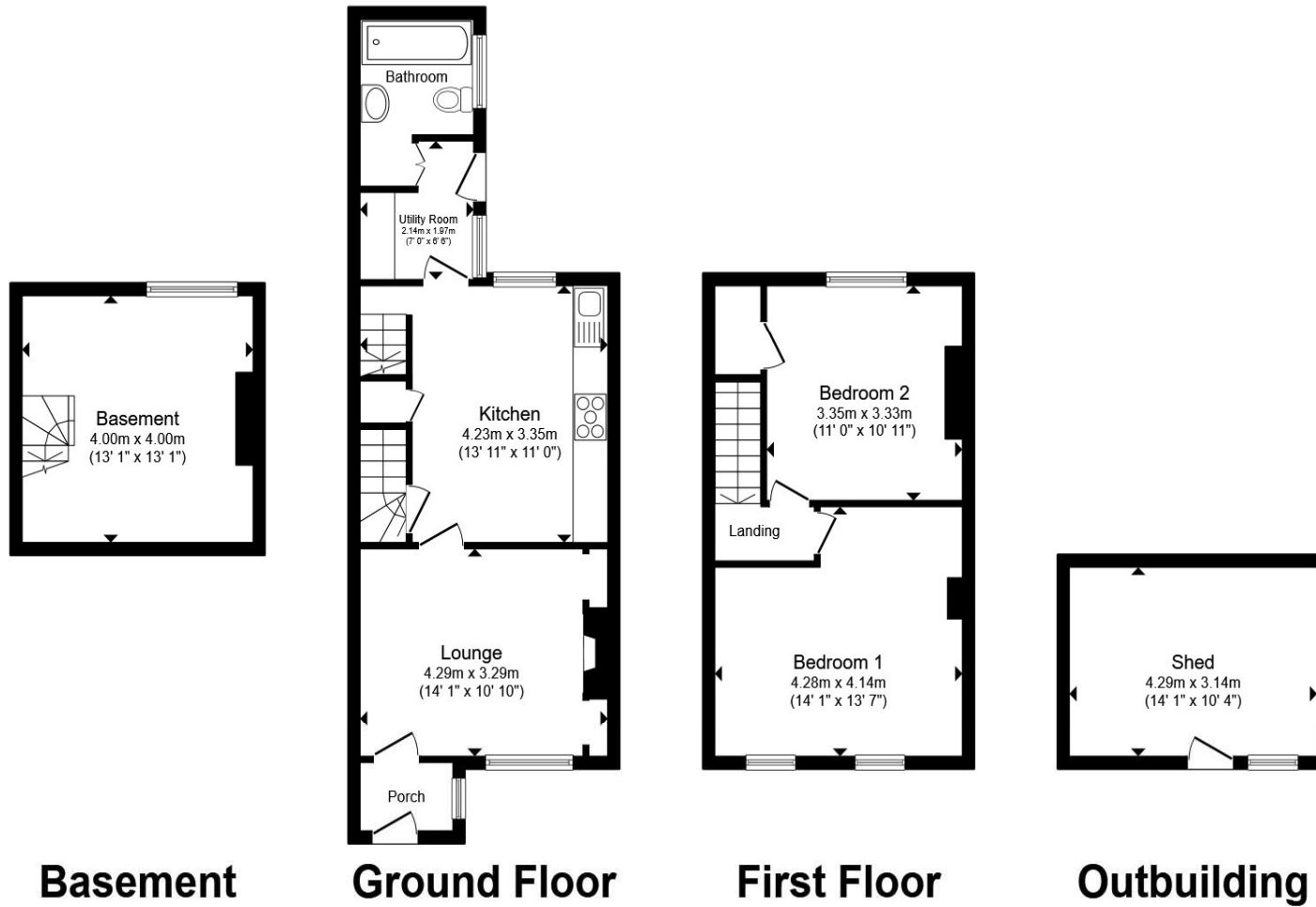
This charming Mid Terrace home combines period features and modern living, providing the perfect balance of old and new. With great access to amenities in close proximity to the Town Centre.

The ground floor features a cozy sitting room with exposed wooden flooring and fireplace, a versatile kitchen/dining space perfect for entertaining, leading to access to the cellar, a practical utility space and ground floor bathroom.

On the first floor the landing leads to 2 spacious double bedrooms with double glazed windows and built in storage space.

Outside offers and private 70' mature garden, perfect for entertaining or unwinding and a gravel driveway to the front of the property. The property further benefits from gas fired central heating and double-glazed windows throughout.





Total floor area 104.9 m<sup>2</sup> (1,129 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

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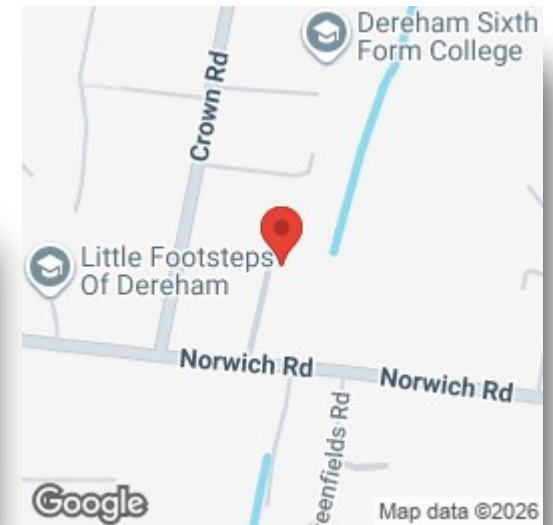
## Bath Avenue, DEREHAM

- Close to Shops and Amenities
- 2 Spacious Double Bedrooms
- Ground Floor Bathroom
- A Substantial 70' Mature Garden
- Practical Cellar and Storage Area

Tenure: Freehold EPC Rating: D

Council Tax Band: A

# £200,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
DRM117762 - 0009

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443. Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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