



Larch Grove, North Elmham, Dereham, NR20 5JW

welcome to

Larch Grove, North Elmham, Dereham

GUIDE PRICE £240,000 - £250,000 - A Three Bedroom Detached Bungalow in North Elmham with Spacious Living Room, Kitchen/Dining Room and finished to a high standard throughout. Offered with NO ONWARD CHAIN.



Accommodation

The property enjoys a spacious entrance hall, a large living room which leads into a good sized kitchen/dining room. three good sized bedroom and a family bathroom and separate toilet.

Outside

The property sits on a good sized corner plot with impressive frontage. To the side of the property is a driveway which leads to the garage. To the rear of the property is an enclosed and private rear garden with patio area and lawn.



view this property online williamhbrown.co.uk/Property/DRM115275



welcome to

Larch Grove, North Elmham, Dereham

- GUIDE PRICE £240,000 - £250,000
- Three Bedroom Detached Bungalow
- Kitchen/Dining Room
- Corner Plot with impressive Frontage
- Driveway and Garage

Tenure: Freehold EPC Rating: E
Council Tax Band: D

guide price

£240,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/DRM115275



Property Ref:
DRM115275 - 0012

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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.



william h brown



01362 692238



Dereham@williamhbrown.co.uk



3 Market Place, DEREHAM, Norfolk, NR19 2AW



williamhbrown.co.uk