PARSONS & COMPANY

15 Andrew Goodall Close, Dereham, NR19 1SP

Guide Price £180,000 - £200,000



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This well-presented two-bedroom end-terraced home offers comfortable and well-proportioned accommodation, making it an ideal choice for first-time buyers, downsizers or investors.

Offered to the market with the added benefit of no onward chain, the property is ready for its next owner to make their own.

The accommodation includes a spacious living room, providing plenty of room for both relaxing and entertaining, alongside a fitted kitchen with a range of storage and worktop space.

Upstairs, there are two bedrooms together with a bathroom suite, completing the practical and well-arranged accommodation.

Outside, the property benefits from an enclosed and well-maintained rear garden, offering an attractive and private space to enjoy during the warmer months.

Further enhancing the property is allocated parking conveniently positioned to the side of the house.

With its practical layout, pleasant garden and the advantage of no onward chain, an early viewing is highly recommended.







Services

Gas central heating. Mains electricity, water and drainage are connected.

Situation

Dereham is a well-served Breckland market town, located in the heart of Norfolk. The town offers a great mixture of excellent independent shops, national retailers, cafes and restaurants. Dereham has a good selection of primary and secondary education, with numerous bus connection from the town centre connecting the nearby villages.

For further information and to arrange your viewing, please contact our friendly and professional staff.

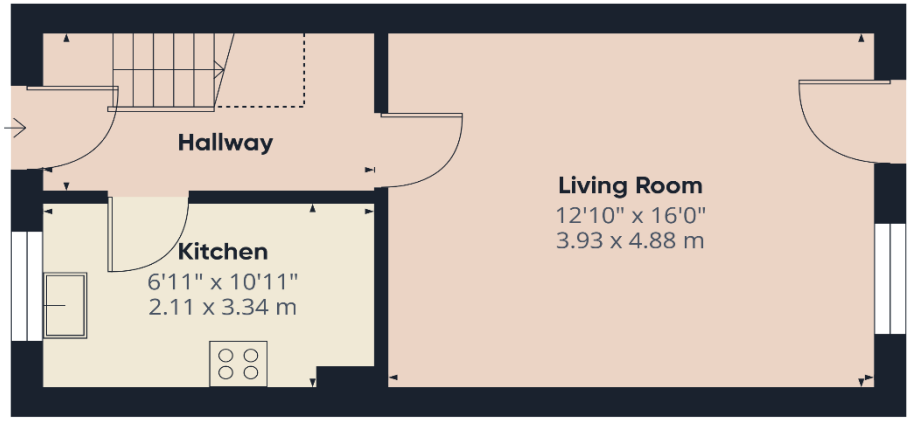
This property is being marketed by our Dereham office and the property reference is AD0696.

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. Also if there is anything in particular that you require clarification on - call the office before viewing. For further information see Consumer Protection from Unfair Trading Regulations 2008.

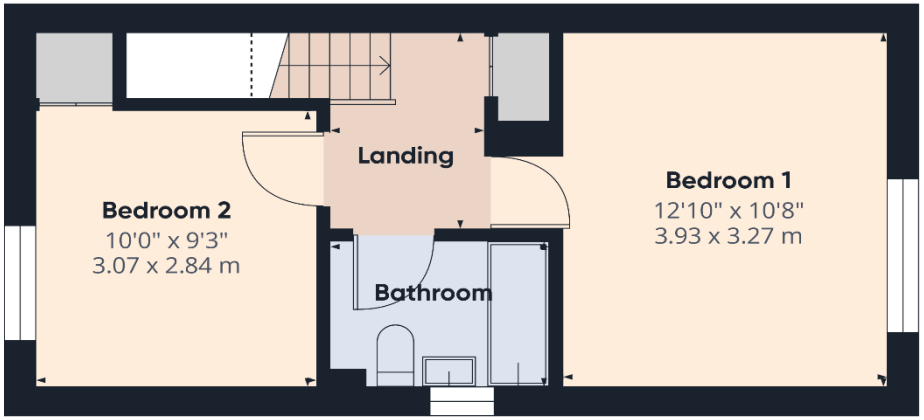








Ground Floor



Floor 1

PARSONS COMPANY

Approximate total area(1)

668 ft²

62.1 m²

Reduced headroom

14 ft²

1.3 m²

(1) Excluding balconies and terraces

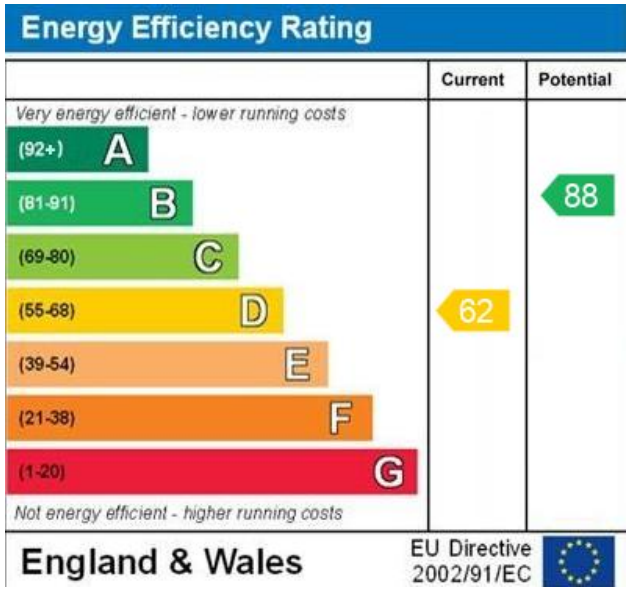
Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





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