



## 15 Barnaby Close

£170,000

A two-bedroom semi-detached bungalow situated within a cul-de-sac location within the popular market town of Dereham.

This property has plenty of potential and is ideal for first-time buyers or someone looking to downsize.

There is a storm porch leading to an entrance hall, adjacent is access to both bedrooms that comprise of a single and double sized room.

Further on, there is a living room to rear, a fitted kitchen and a rear access leading to the garden.

To the front, there is laid to lawn grass that could be made into additional parking (STPP) and a shared drive leading to a small garage.

To the rear, there is a small garden with laid grass and flower beds, plus two outside stores.



### Services

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

This property is being marketed by our Dereham office and the property reference is AD0264.



## 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 connections from the town centre connecting the nearby villages, as well as other destinations, such as Norwich, Fakenham and King's Lynn. The North Norfolk coast is also within a 40 minute drive.

## Directions

To find the property leave Dereham Market Place via Church Street and proceed past the church and onto St Withburga Lane. Continue to the 'T' junction and turn right onto Baxter Row and continue onto Southend. Take the right hand turning onto Moorgate Road and follow the road until the first right turning onto Waples Way. Take the second left turning onto Barnaby Close and the property will be found on the right hand side identified by a Parsons 'For Sale' board.

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

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.



