





Bath Avenue, DEREHAM, NR20 3AP

william h brown

welcome to

Bath Avenue, DEREHAM

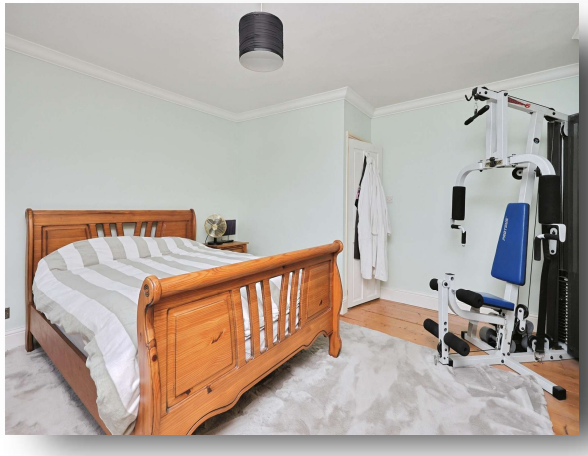
GUIDE PRICE £185,000 - £195,000 This charming Mid Terrace home combines period features and modern living, providing the perfect balance of old and new. With great access to amenities in close proximity to the Town Centre.

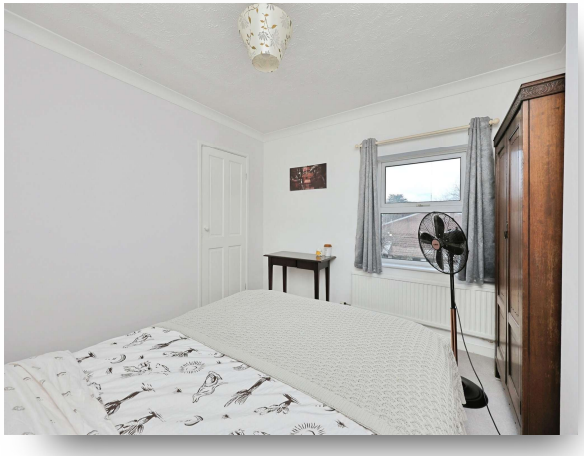
The ground floor features a cozy sitting room with exposed wooden flooring and fireplace, a versatile kitchen/dining space perfect for entertaining, leading to access to the cellar, a practical utility space and ground floor bathroom.

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 m² (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

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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

guide price

£185,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/DRM117762

The Property Ombudsman

Property Ref:
DRM117762 - 0013

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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

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