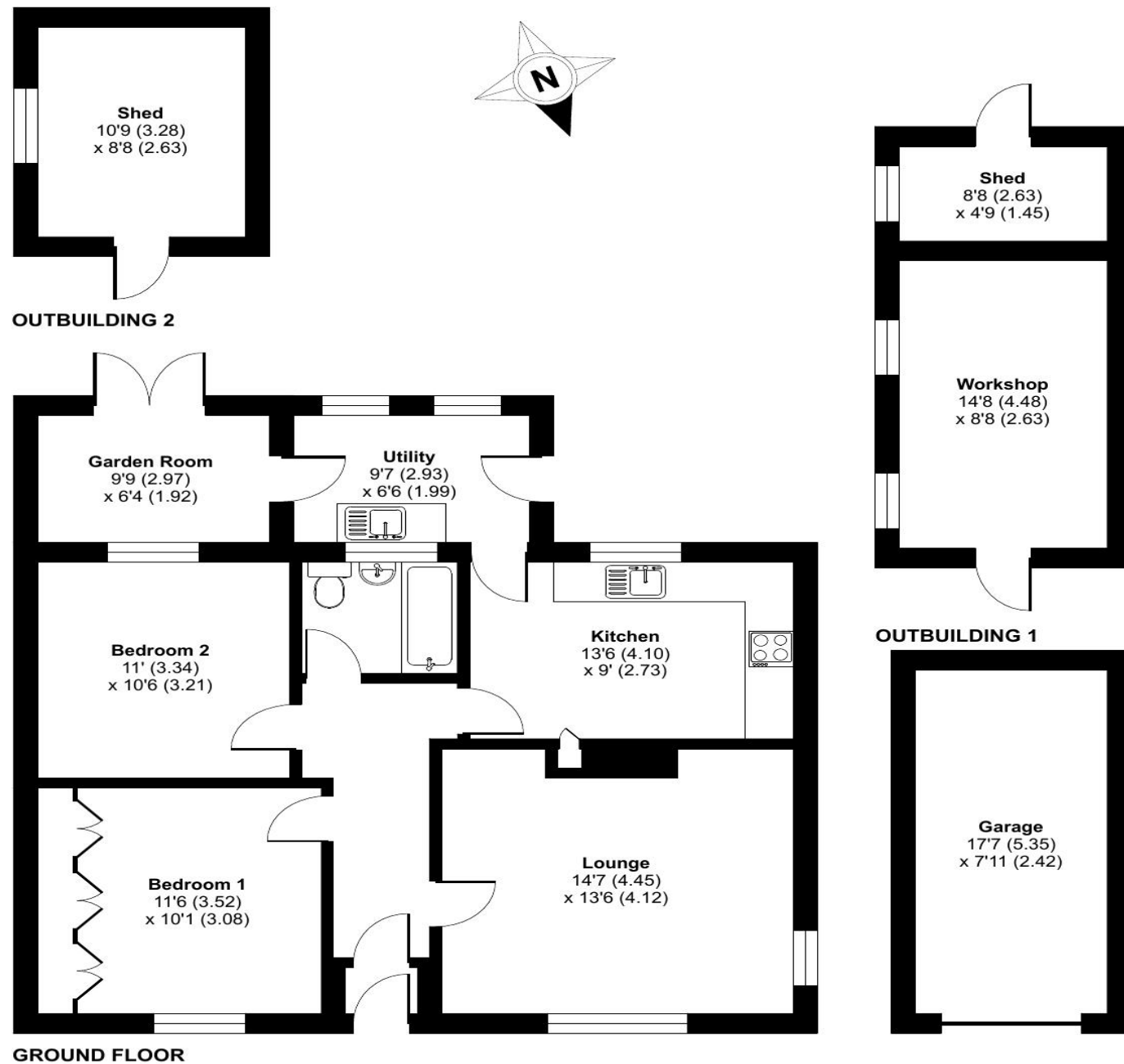


Bishoptye Avenue, Dereham, NR19

Approximate Area = 878 sq ft / 81.5 sq m
Garage = 140 sq ft / 13 sq m
Outbuildings = 269 sq ft / 24.9 sq m
Total = 1287 sq ft / 119.5 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2024. Produced for Longsons. REF: 1386088



Bishoptye Avenue, Dereham, NR19 1HJ

Offered CHAIN FREE! Semi-detached two bedroom bungalow ready for updating. The property would benefit from modernisation and offers plenty of potential with gardens, parking, utility room, garden room, gas central heating (gas has been disconnected) and UPVC double glazing.
Viewing Recommended.

Offers in Excess of £200,000 Freehold

18 High Street Watton Thetford Norfolk IP25 6AE
Tel: 01953 883474 | Email: watton@longsons.co.uk
<https://www.longsons.co.uk>

18 High Street Watton Thetford Norfolk IP25 6AE
Tel: 01953 883474 | Email: watton@longsons.co.uk
<https://www.longsons.co.uk>



Situated in Dereham, Longsons are delighted to bring to the market this semi-detached two bedroom bungalow. The property will benefit from modernisation and offers plenty of potential with gardens, parking, utility room, garden room, gas central heating (gas has been disconnected) and UPVC double glazing.

Available CHAIN FREE!

Viewing highly recommended.

Briefly, the property offers entrance hall, lounge, kitchen, utility room, garden room, two bedrooms, bathroom, garage in need of repair, gardens, parking, gas central heating (gas disconnected) and UPVC double glazing.

DEREHAM

Located in the heart of Norfolk's Brecklands, Dereham is a charming market town with beautiful Georgian architecture and historic charm with a twice-weekly market, independent shops, and historic landmarks such as the Mid-Norfolk Railway, Dereham

Windmill, and Bishop Bonner's Cottage. Nearby, you can explore Gressenhall Farm and Workhouse. After a day of exploring, you can satisfy your appetite at Spice Fusion or The George Hotel, Bar and Restaurant. With great schools, leisure facilities, and easy access to Norwich and the beautiful Norfolk coast, Dereham and its surrounding villages offer the best of Norfolk country living. Norwich 24 miles, Swaffham 12 miles, Watton 12 miles.

Entrance Hall

UPVC double glazed entrance door to front, loft access, radiator.

Lounge

14'7" (4.45m) x 13'6" (4.11m)

Feature fireplace with inset live flame gas fire, UPVC double glazed window to front and side, radiator.

Kitchen

13'6" (4.11m) x 9'0" (2.74m)

Fitted kitchen units to walls and floor, work surface over, space for electric cooker with extractor hood over,

integrated fridge and freezer, wall mounted gas central heating boiler.

Utility Room

9'7" (2.92m) x 6'6" (1.98m)

Fitted kitchen units with stainless steel sink over, space and plumbing for washing machine, UPVC double glazed entrance door opening to rear garden, UPVC double glazed window to rear, tiles to floor.

Garden Room

9'9" (2.97m) x 6'4" (1.93m)

UPVC double glazed French doors opening to rear garden, radiator, tiles to floor.

Bedroom One

11'6" (3.51m) x 10'1" (3.07m)

Fitted wardrobes, UPVC double glazed window to front, radiator.

Bedroom Two

11'0" (3.35m) x 10'6" (3.2m)

UPVC double glazed window to rear, radiator.

Bathroom

Suite comprising bath with shower over and shower curtain, hand wash basin, WC, towel radiator, fully tiled walls, obscure glass UPVC double glazed window to rear.

Garage

17'7" (5.36m) x 7'11" (2.41m)

Panel construction, wooden double doors to front, electric power and lights.

Outside Front

Area laid to lawn, driveway laid to shingle providing off-road parking, outside lights, wooden fence to perimeter, gated access to rear garden.

Rear Garden

Enclosed rear garden, established trees and shrubs, wooden workshop and wooden shed both in need of repair, outside tap, wooden fence to perimeter, gated access to front.

Agent's Note

EPC rating D66 (Full copy available on request)

Council tax band B (Own enquiries should be made via Breckland District Council)

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.

- Semi-Detached Two Bedroom Bungalow
- Ready for Modernisation
- Kitchen and Utility
- Energy Efficiency Rating D66
- Gas Central Heating (Gas Disconnected)
- Gardens, Parking and Garage
- UPVC Double Glazing
- CHAIN FREE!

