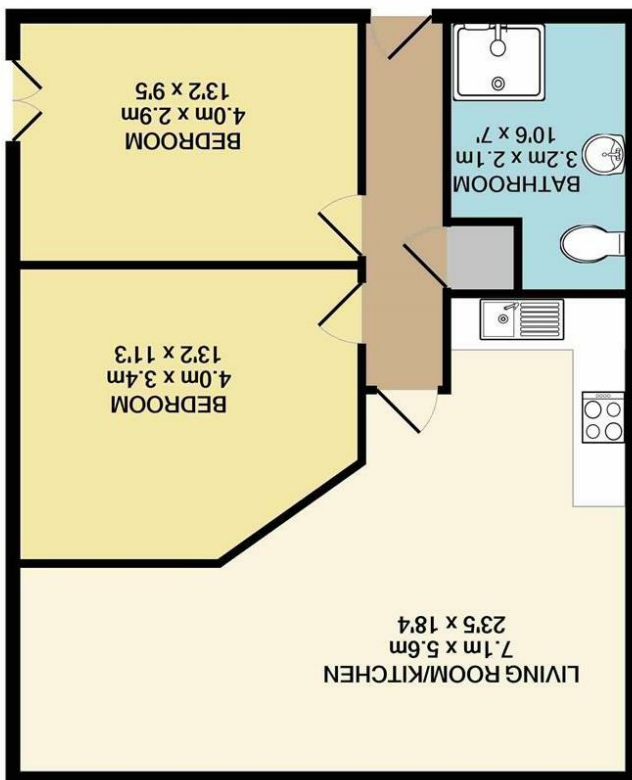


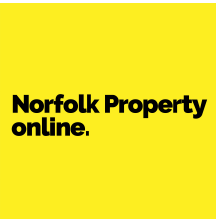
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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TOTAL APPROX. FLOOR AREA 62.8 SQ.M. (676 SQ.FT.)



Disclaimer - In accordance with the Property Misdescriptions Act, the company gives notice that all descriptions, references to condition, necessary permissions for use and other details are given in good faith and believed to be correct, but any intending lessees do not rely on them as statements of fact, but must satisfy themselves by inspection or other means, as to their accuracy.

Energy Efficiency Rating	
Potential	Current
<p>England & Wales EU Directive 2002/91/EC</p>	
<p>Very energy efficient - lower running costs</p>	
A (92 plus)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
<p>Not energy efficient - higher running costs</p>	



Station Road | Dereham | NR19
Guide price £125,000

Norfolk Property online presents this chain free apartment. Located within the converted Granary building, this spacious apartment offers an ideal opportunity for any first time buyer or buy-to-let investor. With accommodation comprising of an inviting entrance hall, open plan living accommodation, two bedrooms and a family bathroom, this home has been well maintained. With the development located in the popular village of Yaxham, this home affords easy access to the nearby market town of Dereham. An internal viewing comes highly recommended.

Guide Price - £125,000 - £130,000

