



Minors & Brady

85 Sandy Lane, Dereham

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Dereham, Dereham

\*SOLD BEFORE HITTING THE MARKET\* Minors & Brady are delighted to present this semi-detached family home with a smart finish throughout and located in...

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

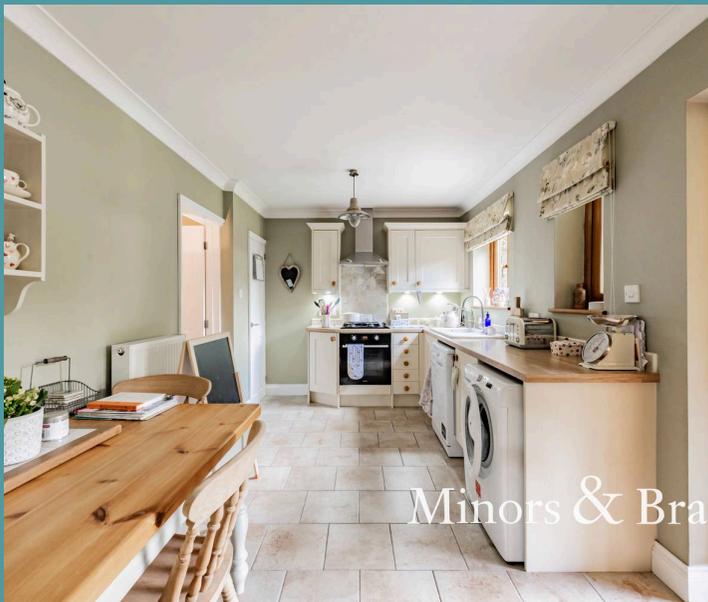


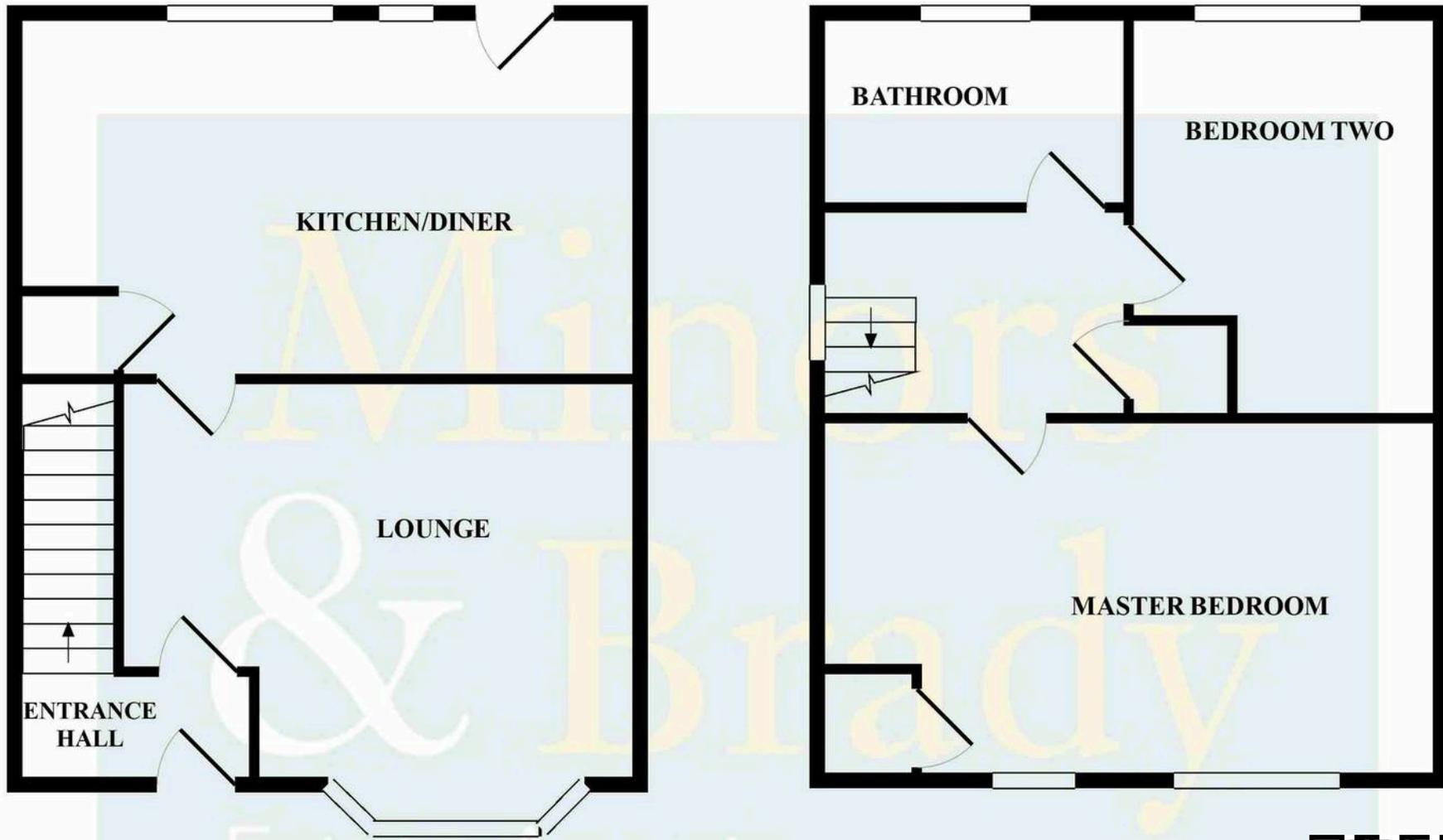


## 85 Sandy Lane

Dereham, Dereham

*\*SOLD BEFORE HITTING THE MARKET\** Minors & Brady are delighted to present this semi-detached family home with a smart finish throughout and located in Dereham. Being within walking distance to all amenities and boasting two double bedrooms, three piece family bathroom, large lounge and open plan, modern kitchen/diner with views of the enclosed and landscaped rear garden and large driveway offering ample off road parking.





GROUND FLOOR

1ST FLOOR



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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