



Residential Development in NR19

Quebec Street, Dereham, Norfolk, NR19 2DJ

£180,000 Starting Bid

Tenure

Leasehold

Property features

- ✓ Four self-contained, one-bedroom maisonettes
- ✓ Highly desirable NR19 postcode
- ✓ High-yielding asset in excellent

Arrange a viewing

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Commercial National

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

For sale via auction - fees, terms and conditions apply.

An exceptional investment opportunity has arisen to acquire a substantial freehold building in Dereham, currently configured as four self-contained, one-bedroom maisonettes. Situated in the highly desirable NR19 postcode, this versatile property is being offered for sale as a single block via auction, presenting an outstanding addition to any residential portfolio. Each of the four individual maisonettes has been meticulously designed to offer independent living spaces with their own private entrances, fully fitted kitchens, contemporary shower rooms, and dedicated living areas. The property represents a high-yielding asset in excellent order, with the vendor also willing to consider selling the individual units separately to suit diverse buyer requirements.

The ground-floor maisonettes boast direct access and a bright, airy disposition. Each unit features a spacious, open-plan living and dining area designed to maximise natural light, complemented by neutral decor and high-quality laminate flooring. The modern kitchens boast contemporary cabinetry, sleek countertops, and some built-in appliances, including an electric oven, hob, and extractor fan, offering a premium space for cooking. The well-proportioned double bedrooms are finished in calming neutral tones with plush carpeting, providing a quiet retreat for tenants.

The first-floor maisonettes mirror this high specification, offering elevated views and a superb sense of privacy. The living areas are generously sized, accommodating both lounge furniture and a dining set comfortably. Each kitchen is finished to a high specification with ample storage and preparation space. The bathrooms across all four units are modern, fully tiled shower rooms equipped with high-pressure corner showers, low-level WCs, pedestal hand wash basins, and heated towel rails, ensuring a luxurious and low-maintenance finish throughout.

The properties benefit from modern, energy-efficient electric heating systems, making them cost-effective to run and highly attractive to the local rental market. Each maisonette operates on its own independent utility meters, ensuring straightforward management for a landlord or individual owner-occupiers. Externally, the building features low-maintenance communal areas and dedicated off-road parking provisions for residents.

Situated in the heart of Dereham, often referred to as the heart of Norfolk, the property benefits from an enviable location. The bustling town centre is within easy walking distance, offering an excellent selection of local amenities, including supermarkets, independent boutique shops, cafes, traditional pubs, and a local cinema. For leisure and recreation, the nearby Dereham Leisure Centre provides superb gym and swimming facilities. The property also benefits from excellent transport links, with the nearby A47 providing direct road access to the historic city of Norwich, which is approximately fifteen miles away, as well as easy connections to King's Lynn and the scenic North Norfolk coast. Frequent bus services run from the town centre, connecting residents to the wider Norfolk area.

This unique property represents a blue-chip investment opportunity, perfectly suited for seasoned landlords looking to expand their portfolio with a high-yield, low-vacancy asset, or for developers seeking individual units with strong resale potential. With the flexibility of acquiring the building as a whole via auction, or negotiating individual unit purchases, this is an opportunity not to be missed. Internal viewing is highly recommended to fully appreciate the scale, quality, and income potential of this impressive building. Please contact our office today to arrange your private viewing appointment.

Please note we have not inspected this property.

Price: Starting Bid £180,000

Property Type: Residential Development

Business Type: Other/Unspecified

Location

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Accommodation

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Accommodation - cont.

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Tenure

Leasehold titles, however the freeholder is absent. Please refer to the legal pack for more information.

Council Tax

All flats band A

Additional Information

For further information please contact our office directly on 0191 737 1154, or alternatively via email on commercial@pattinson.co.uk. With regards to viewing subject property, this is to be done strictly by appointment.



Quebec Street, Dereham, Norfolk, NR19 2DJ

Contact your local branch today for more information on this property:

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