



with far reaching rural views, fitted carpet, wall-mounted electric convector heater and television point. This room is currently used as a second reception room by present occupiers.

**NOTE:** The Energy Management Centre to the north, which varies significantly from year to year, is usually valued at £100 in the NERC EFFICIENCY RATING C. Report, where the Energy Performance Certificate for this property has been issued. Please visit [www.eur.nl](#) or in the reference number also re-



2 bedroom flat for sale,  
Station Road, Yaxham,  
Dereham NR19