



Florence Walk, Dereham, NR19 1XG

welcome to

Florence Walk, Dereham

>> NO ONWARD CHAIN! A well-presented 2 bedroom mid-terraced house, ideal for first time buyers or buy-to-let investors, and located within a popular area of Toftwood. Further boasting a 15' lounge with separate dining area, fitted kitchen, enclosed rear garden & 1 allocated parking space!



Description

We are excited to present to the market this 2 bedroom mid-terraced house, tucked away within this popular establishment and located within easy reach of Toftwood's amenities and facilities.

In brief, the internal ground floor accommodation comprises; welcoming lounge, dining area and fitted kitchen. This is complemented on the first floor by two good sized bedrooms and the bathroom. Coupled with the accommodation, the property further benefits from electric central heating and double glazed windows. Outside, there is an allocated parking space, together with an enclosed rear garden.

Appealing to an assortment of buyers, including first time buyers, downsizers, retirees and investors alike, the property must be viewed to fully appreciate the accommodation on offer! Offered for sale with NO ONWARD CHAIN!!

The Accommodation

Double glazed entrance door opening to;

Lounge

15' x 12' 3" (4.57m x 3.73m)

With fitted carpet flooring, stairs rising to first floor landing, electric heater, double glazed window to front aspect and open access to;

Dining Area

A range of wall and base units with complementary rolled edge work surfaces over, space for fridge freezer, wood effect flooring, under stairs storage cupboard, electric heater, double glazed patio doors opening to the rear garden and archway opening to;

Kitchen

8' x 5' 4" (2.44m x 1.63m)

A range of wall and base units with complementary rolled edge work surfaces over, inset stainless steel sink and drainer with mixer tap above, tiled splashbacks, space for electric cooker, plumbing available for washing machine and tumble dryer, wood effect flooring and double glazed window to rear aspect.

First Floor Landing

With fitted carpet flooring, loft access and doors opening to both bedrooms and the bathroom.

Bedroom One

12' 4" x 9' 3" (3.76m x 2.82m)

With fitted carpet flooring, electric heater and double glazed window to rear aspect.

Bedroom Two

8' 9" x 7' (2.67m x 2.13m)

With fitted carpet flooring, built-in storage cupboard, electric heater and double glazed window to front aspect.

Bathroom

Three piece suite comprising low level w.c, pedestal hand wash basin, panelled bath with shower over, part tiled walls and wood effect flooring.

Outside

To the front of the property, there is a small lawned area with paved pathway access to the front entrance.

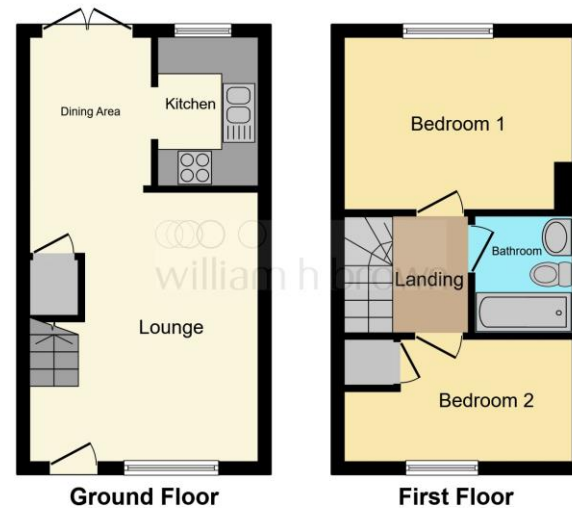
The enclosed rear garden is laid mainly to lawn with a paved patio seating area and gate access leading to the allocated parking.

Agents Note

We understand this property is subject to an annual service charge for the upkeep of the communal areas within this development. Further details of this can be obtained from the vendors solicitor at the time of purchase.

Location

Toftwood is a large residential village adjoining the bustling market town of Dereham and offering easy access onto the A47. Amenities include shops, infant and junior school, public house and sport and leisure activities. There is a regular bus service to Dereham which is about one and a half miles away. Dereham town itself boasts many sport and leisure activities including a Sports and Leisure Centre, which incorporates a full gymnasium, modern pool and indoor bowls. There is also a friendly and sociable golf club located off the well regarded Quebec Road.



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



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welcome to

Florence Walk, Dereham

- NO ONWARD CHAIN!
- 2 Bedroom Mid-Terraced House
- Fitted Kitchen And Bathroom
- Electric Heating
- Double Glazed Windows
- Enclosed Rear Garden
- 1 Allocated Parking Space
- Popular Residential Area

Tenure: Freehold EPC Rating: D

£170,000



directions to this property:

Upon entering Toftwood from the Dereham direction, proceed along under the flyover onto Shipdham Road and take the right hand into Stone Road. Continue towards the bottom and take the left hand turn into Hillcrest Avenue. Take the first right hand turn into Lisbon Road and at the t-junction, turn right. Proceed to the end of the road and park within the 'visitors parking area'. Continue on foot along the pathway at the end of the road. The property can be found identified by our William H Brown 'For Sale'



Please note the marker reflects the postcode not the actual property

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Property Ref:
DRM116301 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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