



Warren Place, Dereham, NR19 1TH

welcome to

Warren Place, Dereham

>> IDEAL FOR FIRST TIME BUYERS OR BUY-TO-LET INVESTORS!! An extremely well-presented 2 bedroom first floor maisonette, offered for sale with no onward chain! Occupying a private position within this pleasant cul-de-sac in Toftwood and boasting an enclosed garden & communal parking!



Description

We are excited to present to the market this 2 bedroom first floor maisonette, located in a cul-de-sac position within a popular residential area of Toftwood, set within easy reach of local amenities, facilities, bus routes and schools.

Briefly, the internal accommodation comprises; entrance hall rising to the first floor, inviting lounge, fitted kitchen, two bedrooms both offering built-in storage, and the bathroom suite. Coupled with the accommodation, the property further benefits from gas fired central heating and double glazed windows throughout. Outside, there is a communal parking area to the side of the property which provides off road parking, together with an enclosed rear garden.

Appealing to an assortment of buyers and offered for sale with NO ONWARD CHAIN, an internal inspection is essential to fully appreciate the accommodation!

The Accommodation

Double glazed external entrance door opening to stairs rising to first floor landing.

Entrance Hall

With fitted carpet flooring, radiator and doors opening to all rooms.

Lounge

13' 6" x 12' 6" (4.11m x 3.81m)

With wood effect flooring, wall lights, radiator and double glazed window to rear aspect.

Kitchen

9' 7" x 9' 4" (2.92m x 2.84m)

A range of wall and base units with complementary rolled edge work surfaces over, inset stainless steel sink with mixer tap, tiled splashbacks, built-in electric oven, inset electric hob, space for fridge freezer, plumbing available for washing machine, tiled flooring, radiator and double glazed window to rear aspect.

Bedroom One

10' x 9' 4" (3.05m x 2.84m)

With fitted carpet flooring, built-in wardrobes, radiator and double glazed window to front aspect.

Bedroom Two

9' 3" x 8' 8" (2.82m x 2.64m)

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

Bathroom

Three piece suite comprising low level w.c, pedestal hand wash basin, panelled bath with electric shower over, tiled walls, tiled flooring, ceiling spotlights and radiator.

Outside

The property is approached over a shingle walkway which provides access to the main entrance. Set to the rear of the property, there is a low maintenance seating area which offers gated access to the established lawned area offering mature shrubberies and fully enclosed by timber fencing.

The parking for this property is within the communal parking area at the side of the block.

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 further shopping facilities and large supermarkets, together with sport and leisure activities including Dereham 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.

Agents Note

We understand from the vendor that this property is leasehold; The lease length is 125 years from 1 September 1981. The current ground rent is £60 per annum and the service charge is approximately £446 per annum. Further details of this can be obtained from the vendors solicitor at the time of purchase.

Agents Note

Currently, the Vendor's details do not match the Registered Title at Land Registry. Please ask the Branch for more details.



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Warren Place, Dereham

- NO ONWARD CHAIN!
- 2 Bedroom First Floor Maisonette
- Fitted Kitchen And Bathroom
- Gas Fired Central Heating
- Double Glazed Windows
- Enclosed Rear Garden
- Communal Off Road Parking
- Cul-De-Sac Position In Toftwood

Tenure: Leasehold EPC Rating: C

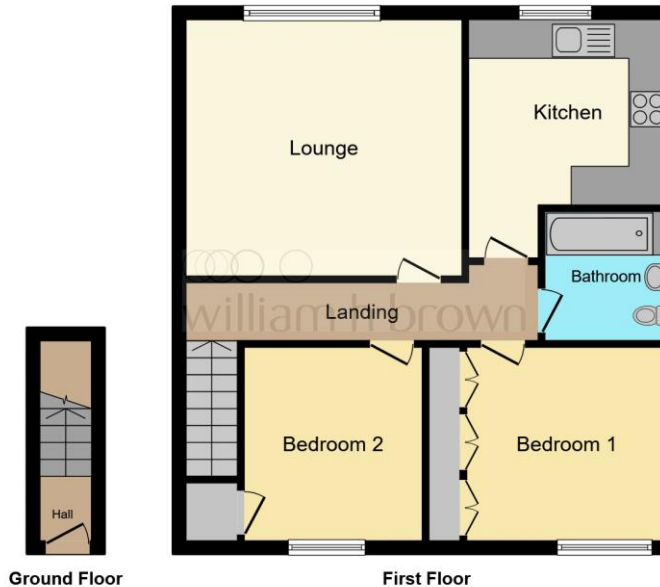
This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

offers over

£140,000

directions to this property:

Upon entering the village of Toftwood, proceed under the flyover onto Shipdham Road and take the right hand turn into Stone Road. Continue along Stone Road, turning left into St Georges Drive and take the left hand turn into Warren Place. The property can be found at the end of this cul-de-sac, identified by our William H Brown "For Sale" board.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Property Ref:
DRM116478 - 0002

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