



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, located within a well-connected development in Toftwood. Boasting a lounge/diner, fitted kitchen & bathroom, rear garden area, allocated parking & communal parking!!



Description

We are excited to present to the market this immaculate 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.

In brief, the internal accommodation comprises; private entrance hall with stairs rising to the first floor, inviting lounge/diner, fitted kitchen with built-in electric oven and hob, two bedrooms and the modern bathroom suite. Outside, there is a rear garden area laid to shingle for ease of maintenance, together with an allocated parking space and communal parking. Coupled with the accommodation, the property further benefits from gas fired central heating and double glazed windows throughout.

Appealing to an assortment of buyers, an internal inspection is essential to fully appreciate the accommodation!

The Accommodation

Double glazed external entrance door opening to;

Entrance Hall

Fitted carpet flooring, radiator and stairs rising to first floor accommodation.

Inner Hallway

Fitted carpet flooring, airing cupboard, loft access, radiator, doors opening to kitchen, both bedrooms, bathroom and opening to;

Lounge/Diner

15' 11" x 11' 9" (4.85m x 3.58m)

Fitted carpet flooring, inset ceiling spotlights, radiator and double glazed window to rear aspect.

Kitchen

13' 1" x 6' 9" (3.99m x 2.06m)

A range of wall and floor mounted base units with complementary rolled edge work surfaces over, inset sink with mixer tap, tiled splashbacks, built-in electric oven, inset electric hob with concealed extractor, space for free standing fridge freezer, space for dishwasher, space for washing machine, tiled effect flooring, radiator and double glazed window to rear aspect.

Bedroom One

11' 9" x 10' 1" (3.58m x 3.07m)

Fitted carpet flooring, radiator and double glazed window to front aspect.

Bedroom Two

9' 9" x 6' 11" (2.97m x 2.11m)

Fitted carpet flooring, radiator and double glazed window to side aspect.

Bathroom

Three piece suite comprising low level w.c, hand wash vanity unit, P-shaped bath with shower over, part tiled walls, wood effect flooring, inset ceiling spotlights, heated towel rail and double glazed obscure glass window to side aspect.

Outside

To the rear, the property benefits from a rear garden area, laid to shingle for ease of maintenance, together with an allocated parking space and communal parking area.

Location

Toftwood is a large residential village adjoining the bustling market town of Dereham. 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 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 £60.00 per annum and the service charge is approximately £708.00 per annum. Further details of this can be obtained from the vendors solicitor at the time of purchase.

directions to this property:

Upon entering Toftwood from the Dereham direction, proceed along 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, identified by our William H Brown "For Sale" board.



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welcome to

Warren Place, Dereham

- 2 Bedroom First Floor Maisonette
- Beautifully Presented Home
- Welcoming 15' Lounge/Diner
- Modern Fitted Kitchen And Bathroom
- Gas Fired Central Heating And Double Glazed Windows
- Garden Area To Rear Aspect
- Allocated Parking And Communal Parking
- Cul-De-Sac Position In Toftwood

Tenure: Leasehold EPC Rating: C

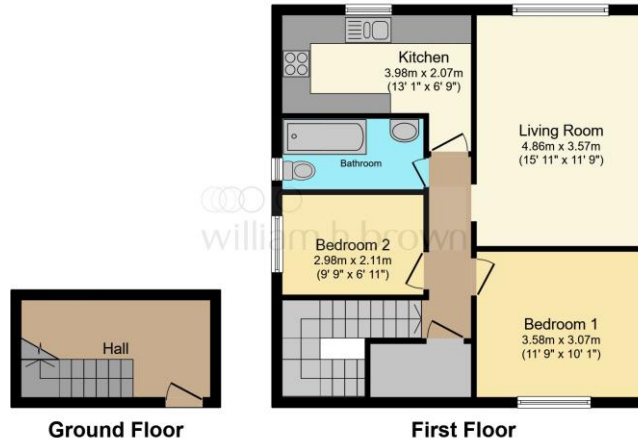
Council Tax Band: A Service Charge: 708.00

Ground Rent: 60.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Sep 1981. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£130,000



Total floor area 69.6 m² (749 sq.ft.) approx

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



Please note the marker reflects the postcode not the actual property

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Property Ref:
DRM116131 - 0005

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