



## 17 Geneva Walk

£140,000

A well maintained one-bedroom cluster house situated in the sought-after area of Toftwood, Dereham.

The property is ideal for a first-time buyer or investor.

The property benefits from a separate entry, adjacent ground floor cloakroom, a generous living/dining room, plus a modern fitted kitchen.

Upstairs, there is a landing with storage cupboard, a spacious double bedroom with a fitted wardrobe and plenty of space for additional storage and a bathroom suite.

Outside, there is an allocated parking space. To the front of the property is a small private garden area leading to the front door.

**N.B.** There is an annual service charge payable to Amber Management of £230.65. (This is subject to change).

**Services** - Electric heating. Mains water, drainage, and electricity are connected. Double Glazed.

This property is being marketed by our Dereham office and the property reference is AD0291.



## Situation

Toftwood is a residential district of Dereham situated approximately half a mile from the thriving town centre, to which there is a half hourly bus service. The property is also within walking distance to Toftwood Primary and Infant school. Dereham itself is a well-served Breckland market town and offers a great mixture of excellent independent shops, national retailers, cafes and restaurants.

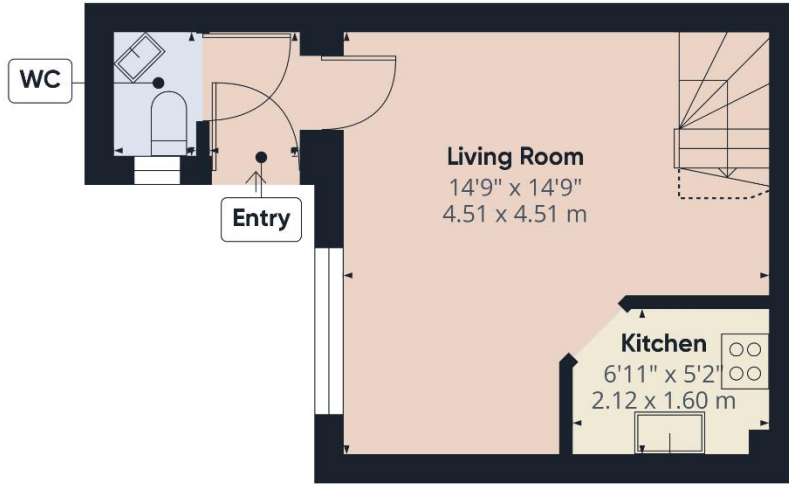
## Directions

To find the property leave Dereham marketplace via Church Street passing Bishop Bonner's Cottage and proceeding into Littlefields. At the T junction turn right into Southend and at the next T junction turn right. Proceed underneath the flyover and enter Toftwood. Turn right into Stone Road just before the Post Office then 2nd left into Hillcrest Avenue. Take the second left into Brunswick Close and proceed to the last car park on the left. When you drive into the car park the property will be found at the bottom of the right-hand side.

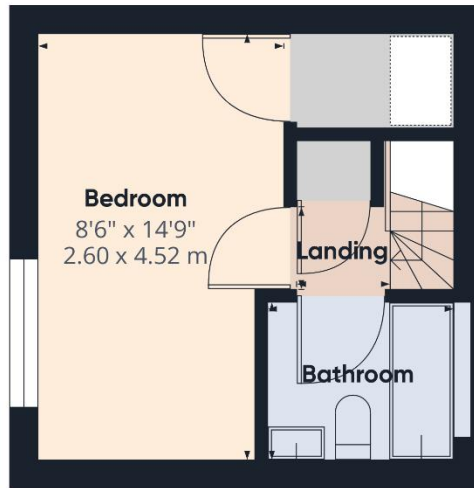
## For further information and to arrange your viewing, please contact our friendly and professional staff.

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. Also if there is anything in particular that you require clarification on - call the office before viewing. For further information see Consumer Protection from Unfair Trading Regulations 2008.





Ground Floor



Floor 2

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COMPANY

**Approximate total area<sup>(1)</sup>**

428.73 ft<sup>2</sup>  
39.83 m<sup>2</sup>

**Reduced headroom**

9.15 ft<sup>2</sup>  
0.85 m<sup>2</sup>

(1) Excluding balconies and terraces

**Reduced headroom**

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		90
(69-80) <b>C</b>		
(55-68) <b>D</b>	63	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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