



24 The Crescent

£190,000

A three-bedroom mid-terraced house situated in the sought-after location of Toftwood.

This property is ideal for a first-time buyer or buy-to-let investor.

On the ground floor is a fitted kitchen and a generous living room that leads into the sunroom.

Upstairs, are the three bedrooms, two doubles and one single, of which are serviced by a bathroom suite.

To the rear is a spacious garden with opening to the bottom to allow easy access to the en-bloc garage.

Services

Gas central heating. Mains water, drainage, and electricity are connected.

This property is being marketed by our Dereham office and the property reference is AD0508.



Situation

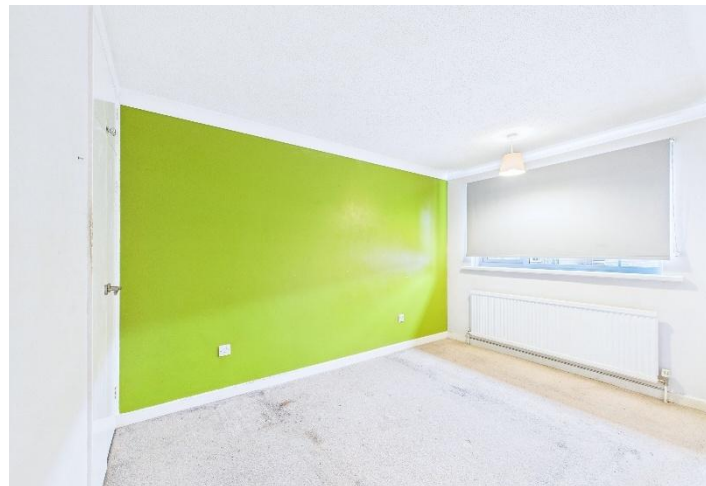
Toftwood is a residential district of Dereham situated approximately half a mile from the thriving town centre, to which there is a half hourly bus service. The property is also within walking distance to Toftwood Primary and Infant school. Dereham itself is a well-served Breckland market town and offers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

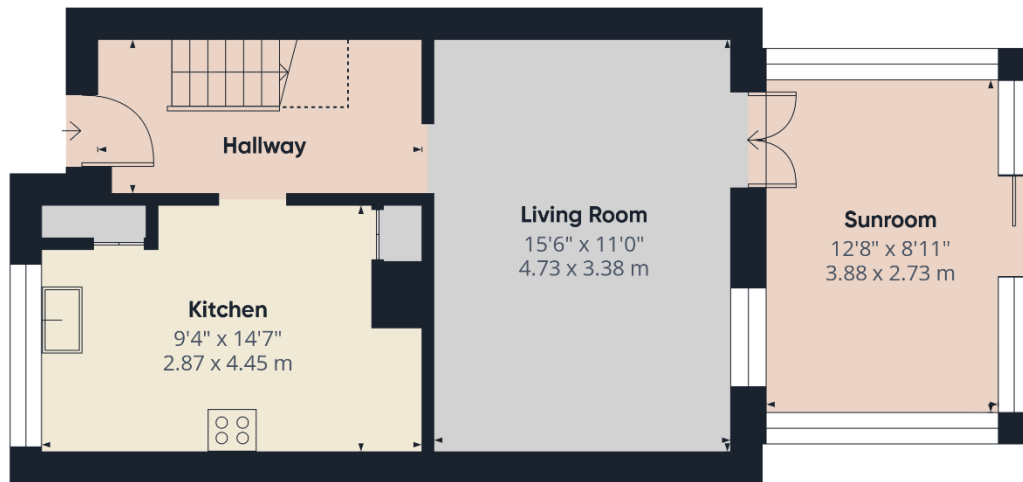
Directions

To find the property from the town centre, proceed along Church Street and continue into Littlefields, followed by Mary Unwind Road. At the junction take the right hand turning onto Baxter Row and proceed onto Southend, and then onto South Green. At the junction take the right hand turning onto Shipdham Road and under the fly-over. Continue through Toftwood and take the right hand turning (next to the shop) onto Stone Road. Turn left onto St. Georges Drive, followed by the first right into The Crescent and the property will be found on the right hand side identified by a Parsons 'For Sale' board.

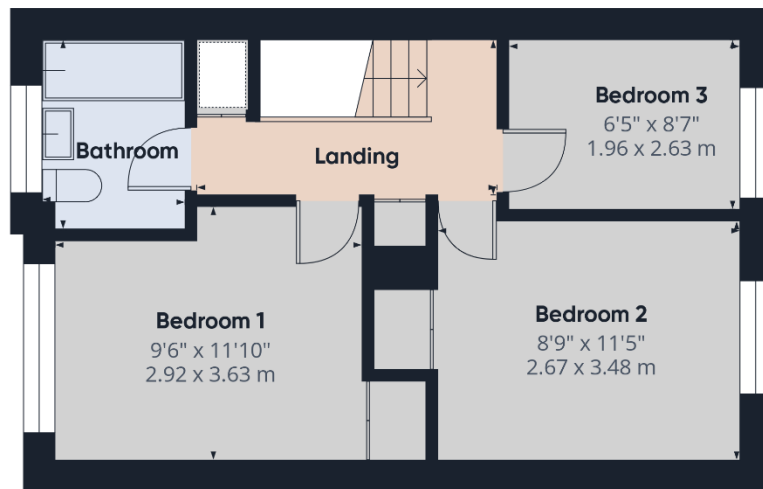
For further information and to arrange your viewing, please contact our friendly and professional staff.

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 1

PARSONS
— COMPANY —

Approximate total area⁽¹⁾

847 ft²
78.8 m²

Reduced headroom

13 ft²
1.2 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	72	79
England & Wales	EU Directive 2002/91/EC	

Dereham Office

37 Quebec Street, Dereham, NR19 2DJ
01362 696895
post@parsonsandcompany.co.uk

PARSONS
— COMPANY —

Reepham Office

Market Place, Reepham, NR10 4JJ
01603 870473
info@parsonsandcompany.co.uk