



24 Stockholm Way

Guide Price £195,000 - £205,000

Situated in a popular residential area, is this end-terraced house offering spacious living ideal for families, first-time buyers, or investors.

Step inside to a welcoming entrance hallway, a convenient ground floor cloakroom, along with a fitted kitchen offering ample storage cupboards and worktop space. Further on is a spacious living room/diner, providing access to the light-filled sunroom at the rear of the property.

Upstairs, the home features three bedrooms, two of which are doubles and a good sized single, which are serviced by bathroom suite.

Externally, the property benefits from an enclosed rear garden, which provides access to the single garage, offering an area to park or additional storage.

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

N.B. There is an annual service charge payable to Amber Management of £300.00. (This is subject to change).



Situation

Toftwood is a popular residential district of Dereham about 1 mile from the thriving town centre to which there are frequent bus services. Toftwood itself has excellent local shops, schools and many other local amenities.

Directions

To find the property leave Dereham on the A1075 Shipdham Road, proceed underneath the flyover and enter Toftwood. Turn right just before the Post Office into Stone, and then left into Hillcrest Avenue. Take the first right into Lisbon Road and Stockholm Way can be seen on the right hand side, where the property can be seen after a short distance down the path on the right hand side.

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

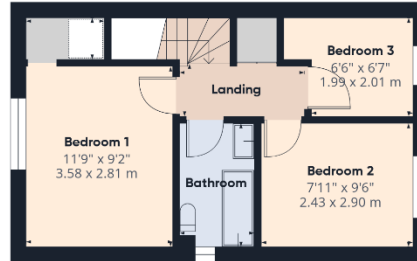
This property is being marketed by our Dereham office and the property reference is AD0517.

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.

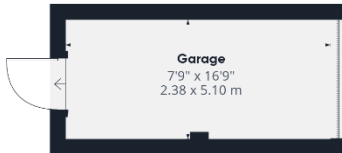




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

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Approximate total area^m
875 ft²
81.1 m²

(1) Excluding balconies and terraces

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		87
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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