



Brussels Close, Dereham, NR19 1UR

welcome to

Brussels Close, Dereham

An attractive two-bedroom mid-terraced home in sought-after Toftwood, boasting spacious living accommodation, a modern kitchen and enclosed rear garden, ideal for first-time buyers or investors.



We are pleased to present this well-proportioned two-bedroom mid-terraced home, ideally situated in the popular and sought-after area of Toftwood. Conveniently positioned within walking distance of local shops, schools, pubs and excellent bus links, the property is perfectly suited to first-time buyers, small families and investors alike.

The accommodation begins with an entrance porch leading into a generous and bright lounge, offering ample space for both comfortable seating and a dining table and chairs, with a door providing direct access to the rear garden. A modern, light-filled kitchen features a range of fitted cupboards, an integrated gas hob and oven, and space for additional appliances.

Upstairs, the landing benefits from a useful storage cupboard and leads to two well-proportioned bedrooms, with the main bedroom offering two further storage cupboards. Completing the first floor is a three-piece family bathroom with shower over the bath.

Outside, the front features a patio area and useful storage cupboard, while the enclosed rear garden is paved for easy maintenance, complemented by mature shrubs and gated access.

Agent Note: Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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welcome to

Brussels Close, Dereham

- Two Bedroom Mid-Terraced Home
- Popular Toftwood Location
- Spacious Lounge/Dining Area
- Modern Fitted Kitchen
- Two Well-Proportioned Bedrooms

Tenure: Freehold EPC Rating: Awaiting

Council Tax Band: B

£170,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DRM118404 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.



william h brown



01362 692238



Dereham@williamhbrown.co.uk



3 Market Place, DEREHAM, Norfolk, NR19 2AW



williamhbrown.co.uk