



**Lisbon Road, Toftwood, Dereham, NR19 1XQ**

***welcome to***

**Lisbon Road, Toftwood, Dereham**

THREE bedroom terraced property with TWO PARKING SPACES, a spacious LIVING/DINING ROOM and CONSERVATORY a private rear garden. Ready to go with NO ONWARD CHAIN!

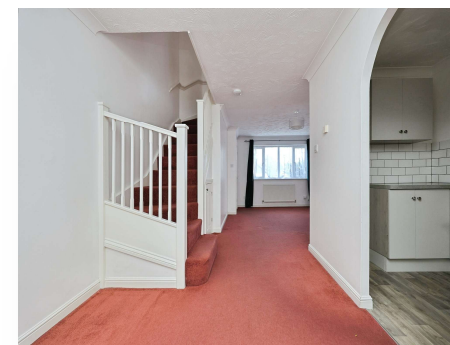


William H Brown are pleased to offer for sale a three bedroom terraced property in the popular suburb of Toftwood near Dereham.

Located at the start of the development and enjoying parking spaces to the front of the property, this property has been an excellent investment for the current owner, but will also appeal to first time buyers and young families looking to get on the property market.

Ground floor accommodation includes an entrance hall, a kitchen and a spacious living/dining room with doors onto the conservatory which overlooks the garden. On the first floor there are three bedrooms and a family bathroom. The rear garden is enclosed.

Offered in move-in condition and with NO ONWARD CHAIN, this property must be viewed.



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**welcome to**

## **Lisbon Road, Toftwood, Dereham**

- Three bedroom terraced house
- Living/dining room AND conservatory
- Modern kitchen and bathroom
- Two off road parking spaces
- NO CHAIN

Tenure: Freehold EPC Rating: C

Council Tax Band: B

# £210,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
DRM112555 - 0005

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 Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



**william h brown**



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