





Stockholm Way, Dereham, NR19 1XF

william h brown

welcome to

Stockholm Way, Dereham

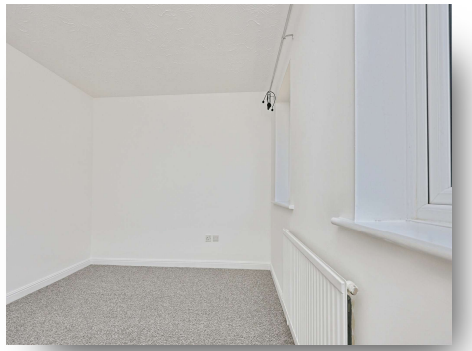
NO CHAIN, super condition, well situated in a great residential area. Complete with rear garden, en-bloc garage and spacious living room.





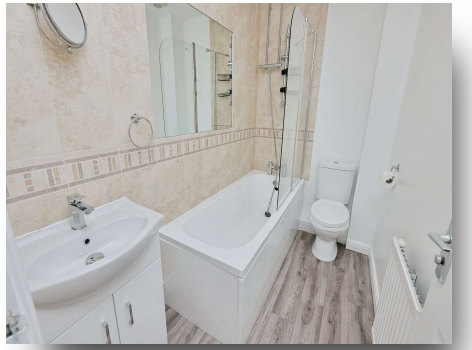
We are delighted to offer this well presented three-bedroom mid-terraced home, ideally situated in the popular and sought-after area of Toftwood. Conveniently located within walking distance of local shops, schools, pubs and excellent bus links, this property is perfectly suited to first-time buyers,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

Agents 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.



The accommodation comprises a welcoming entrance hallway leading to a fitted kitchen, complete with a range of storage cupboards, built-in electric oven and hob. There is also a convenient ground floor cloakroom fitted with a WC and wash hand basin. To the rear of the property, the spacious lounge offers ample room for both living and dining furniture, benefitting from a useful storage cupboard and double doors opening onto the rear garden, creating a bright and airy living space.

Upstairs, the property offers a generous landing, a well-proportioned principal bedroom with built-in wardrobes, two further good-sized bedrooms, and a family bathroom fitted with a bath and shower over.



Externally, the front of the property features a lawned garden with a pathway leading to the front entrance. The enclosed rear garden enjoys a patio seating area, lawn and garden shed, providing an ideal outdoor space for relaxing and entertaining.



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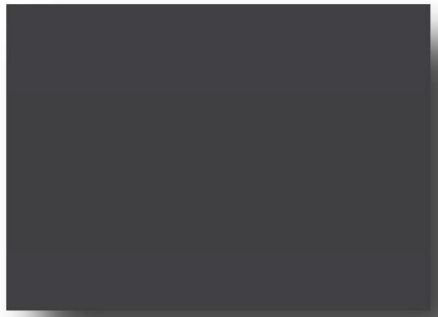
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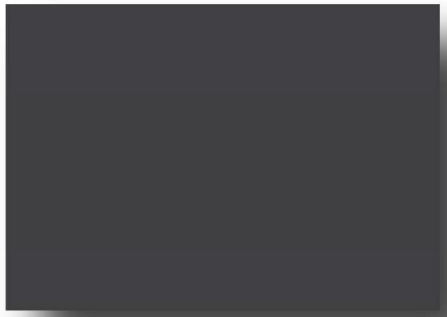
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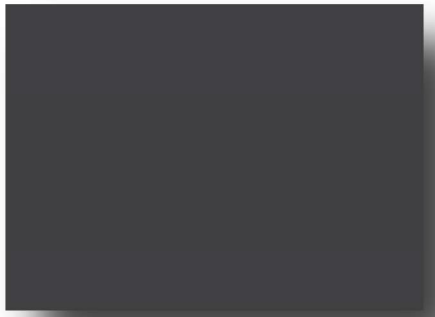
- No Onward Chain!
- Three-bedroom mid-terraced home
- Spacious lounge with garden access
- Fitted kitchen with built-in oven and hob
- Convenient ground floor WC

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: B

£205,000









Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
DRM118470 - 0002

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.

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