PARSONS
COMPANY

3 Toftmead Close, Dereham, NR19 1GH

£170,000



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£170,000

This well-presented modern terraced home offers immaculate accommodation throughout, ideal for first-time buyers, couples or investors.

The property features a modern fitted kitchen, spacious lounge/diner with direct access to the enclosed rear garden, ground floor cloakroom, two bedrooms and a contemporary bathroom.

Further benefits include two off-road parking spaces, together with a convenient location within easy reach of local amenities and the town centre.

Services

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

N.B. It should be noted that the photographs were taken before the current tenancy and therefore, could be subject to change.

N.B. It should be noted that the property is currently tenanted until early January 2027 therefore this would be the earliest completion date.

N.B. Please note there is an annual service charge of £285.00 (this is subject to change).







Situation

Dereham is a well-served Breckland market town, located in the heart of Norfolk. The town offers a great mixture of excellent independent shops, national retailers, cafes and restaurants. Dereham has a good selection of primary and secondary education, with numerous bus connection from the town centre connecting the nearby villages.

Directions

Leave Dereham Market Place on Church Street and follow the road round onto St Withburga Lane. Continue onto Littlefields and then onto Mary Unwind Road, when at the junction take the right hand turning onto Baxter Row. Proceed onto Southend and at the junction take the right hand turning. Take the first right turning onto Toftmead Close and the property will be found on the left hand side.

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

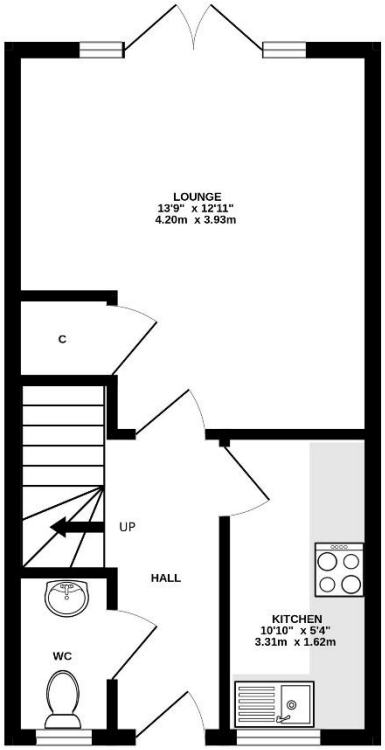
This property is being marketed by our Dereham office and the property reference is AD0684.

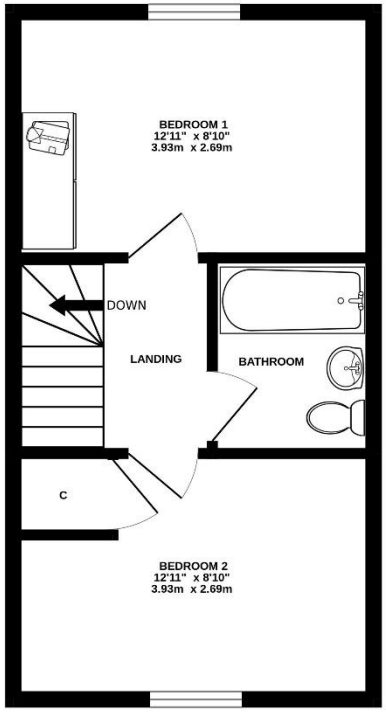
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information 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.







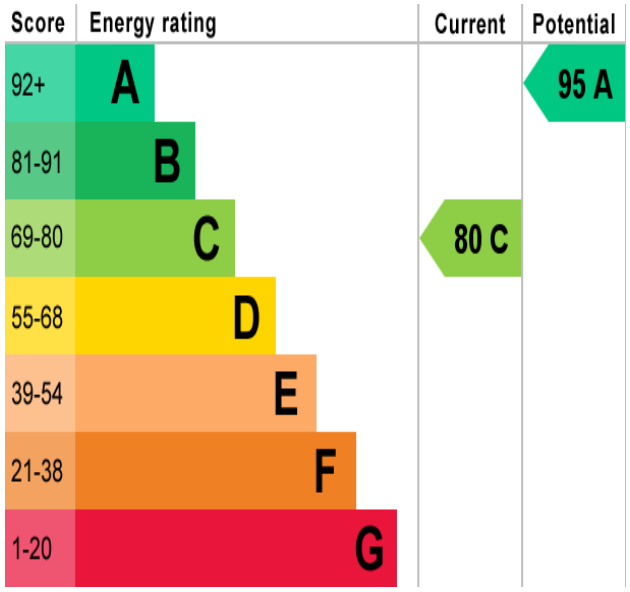




TOTAL FLOOR AREA : 636 sq.ft. (59.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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