



Helsinki Way, Dereham NR19 1XU

welcome to

Helsinki Way, Dereham

>> NO ONWARD CHAIN! A 3-bedroom mid-terraced house, positioned within a popular residential area of Toftwood. Boasting a ground floor cloakroom, fitted kitchen, lounge with sliding doors to rear, enclosed rear garden & 2 allocated parking spaces!



We are delighted to welcome to the market this well-presented 3-bedroom mid-terraced house, positioned close to amenities a popular residential area of Toftwood close to local green space and park. The property benefits from a setback off-road position and 2 allocated parking spaces.

An entrance hall welcomes you with a cloakroom and stairs rising to the first-floor landing. The spacious modern kitchen offers a built-in electric oven with gas hob, and space for storage and further appliances. There is also a well-sized lounge with sliding doors leading to the rear garden. Upstairs, the main bedroom boasts from built-in wardrobes, two further bedrooms and the family bathroom suite.

Outside, there is a gravelled front garden with access to a brick-built storage shed and 2 parking spaces at the front. There is also an enclosed rear garden with patio space for outdoor entertaining. Additional features include gas-fired central heating and double-glazed windows.

Offered for sale with **NO ONWARD CHAIN**, this home will be appealing to an assortment of buyers including first time buyers, downsizers, retirees and investors alike.



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welcome to

Helsinki Way, Dereham

- ****NO ONWARD CHAIN****
- 3 Bedroom Mid-Terraced House
- With Open Plan Dinning/Living Room,
- Double Glazed Windows
- Private Enclosed Rear Garden

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:
DRM117906 - 0004

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.



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