

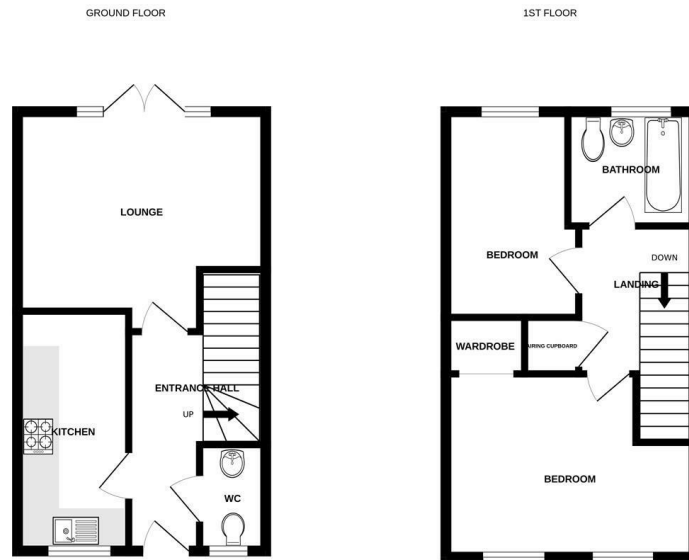


20 Masefield Mews | | Dereham | NR19 2SY

Offers In Excess Of £215,000

****EXCELLENT FIRST TIME PURCHASE WITH OFF ROAD PARKING**** Gilson Bailey are delighted to offer this smartly presented, two bedroom mid-terrace house, pleasantly tucked away within a modern development in the popular market town of Dereham. Providing comfortable and well-planned accommodation, the ground floor comprises a welcoming entrance hall, inviting lounge, fitted kitchen and convenient WC. Upstairs, there are two well-proportioned bedrooms and a newly fitted modern bathroom off landing, creating an ideal layout for everyday living. Outside, the property benefits from the considerable advantage of two off-road parking spaces to the front, while to the rear is a low-maintenance enclosed garden, providing a private and easy-to-manage space for relaxing and entertaining. Further benefits include double glazing and gas heating. Combining modern accommodation, a newly fitted bathroom and two parking spaces, this attractive home would make a fantastic first-time purchase, so be quick to book a viewing.





NR19 2SY

Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used in such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.
Made with Homestyler 12/2019

Location

Dereham is situated to the west of Norwich with a modern shopping centre, supermarkets, full range of schools, hotels, churches, public houses and Dereham leisure centre. There are regular bus services to all nearby towns and villages together with a fantastic route into Norwich city centre, and ease of access on the A47.

Accommodation Comprises

Front door to:

Entrance Hall

Doors to lounge, kitchen, WC and stairs to first floor.

Lounge 13'6" x 12'2"

French doors, radiator.

Kitchen 13'0" x 6'1"

Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, space for fridge/freezer and washing machine, radiator, double glazed window, boiler.

WC 5'11" x 2'10"

Low level WC, hand wash basin, radiator, frosted double glazed window.

First Floor Landing

Doors to two bedrooms and bathroom.

Bedroom One 13'7" x 10'0"

Two double glazed windows, radiator, built in wardrobe.

Bedroom Two 10'4" x 7'4"

Double glazed window, radiator.

Bathroom 6'3" x 6'3"

Panelled bath with shower over, low level WC, hand wash basin, radiator, frosted double glazed window.

Outside Front

Two off road parking spaces.

Outside Rear

Patio area, artificial lawn, enclosed by timber fencing with rear gate access.

Local Authority

Breckland Council, Tax Band B.

Tenure

Freehold

Utilities

Cable broadband.

Mains gas, water and electric.

Disclaimer

To comply with Anti-Money Laundering (AML) regulations, successful buyers must complete the required AML checks and provide proof of funds. A non-refundable fee of £60 including VAT is payable per purchaser, per transaction, including any individuals contributing or gifting funds towards the purchase. Fees are payable for up to a maximum of two purchasers, for the transaction, any additional parties checks will be covered by these fees. This fee must be paid directly to Gilson Bailey & Partners Ltd. All required checks must be completed before a memorandum of sale can be issued.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		91
(69-80) C	77	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

Local Authority

Breckland Council, Tax Band B

Tenure

Freehold

Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and as so cannot verify that they are in working order or fit for their purpose. Gilson Bailey cannot guarantee the accuracy of the information provided. This is provided as a guide to the property and an inspection of the property is recommended.

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