



37 Vienna Walk

£180,000

This spacious mid-terraced house is located in a popular residential area and is offered with no onward chain, making it an excellent opportunity for first-time buyers, families, or investors.

The property is entered via a hallway area with a convenient ground floor WC, leading through to a bright open-plan living and dining room, perfect for both everyday living and entertaining. The home also benefits from a fitted kitchen with ample storage and workspace.

Upstairs, there are three bedrooms which are served by a bathroom suite. Externally, the property enjoys an enclosed rear garden, ideal for relaxing or outdoor dining. Further benefits include gas central heating and an allocated off-road parking space.

N.B. There is an annual service charge payable to Amber Management of £327.36. (This is subject to change).

Services

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



Situation

Toftwood is a popular residential district of Dereham about 1 mile from the thriving town centre to which there are frequent bus services. Toftwood itself has excellent local shops, schools and many other local amenities.

Directions

To find the property leave Dereham Market Place via Church Street passing Bishop Bonners Cottage and proceeding into Littlefields. At the T-junction turn right into Southend and at the second T-junction turn right again. Proceed underneath the flyover and enter Toftwood. Turn right just before the Post Office Stores into Stone Road and then second left into Hillcrest Avenue. After a short distance turn right into Hillfields and Vienna Walk will be found on the right hand side. Proceed down the walkway and after a short distance No. 37 can be found on the left hand side with a 'For Sale' Board erected for ease of identification.

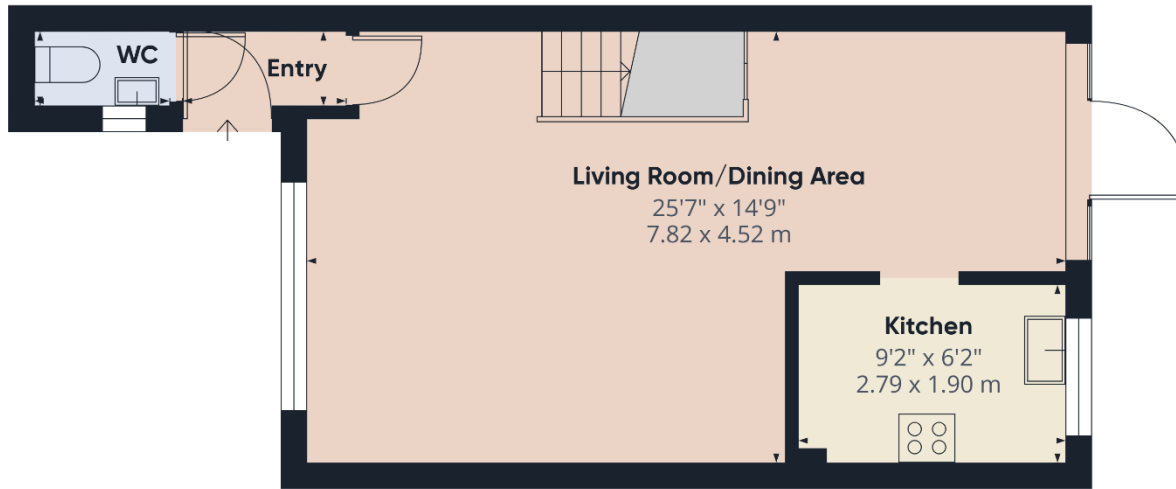


For further information and to arrange your viewing, please contact our friendly and professional staff.

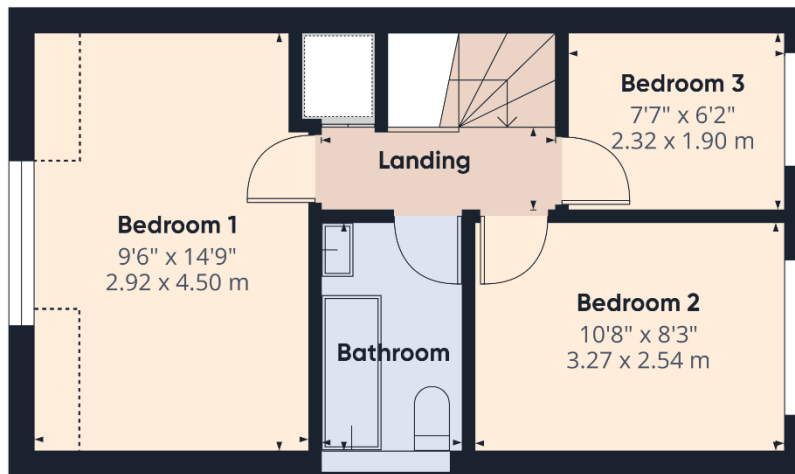
This property is being marketed by our Dereham office and the property reference is AD0563.

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.





Ground Floor



Floor 1



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Approximate total area⁽¹⁾

744 ft²
69.1 m²

Reduced headroom

14 ft²
1.3 m²

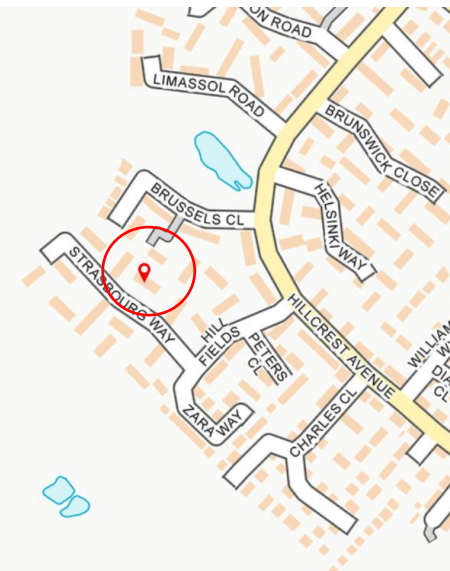
(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		89
(69-80) C		
(55-68) D	72	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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