





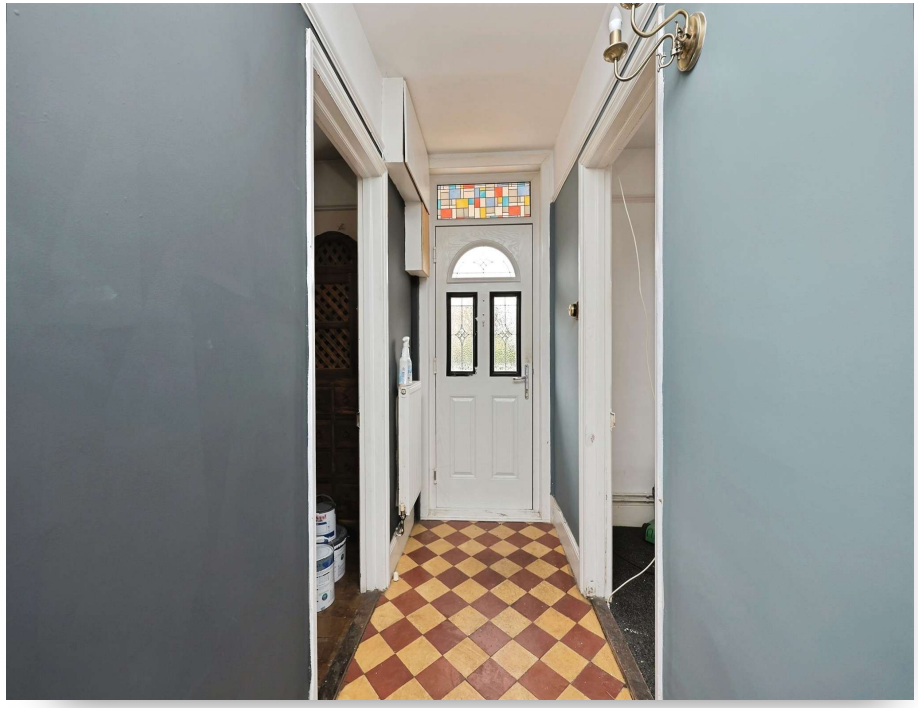
Westfield Road, Dereham, NR19 1JB

william h brown

welcome to

Westfield Road, Dereham

A spacious three-bedroom bungalow situated in the popular Toftwood area of Dereham, offering generous accommodation, off-road parking, and a large rear garden. Conveniently located close to local shops and amenities, this property is ideal for those seeking comfortable single-storey living!





Situated in the popular Toftwood area of Dereham, this well-presented three-bedroom detached bungalow offers spacious single-storey living, generous gardens, and excellent access to local shops, schools, and amenities.

The accommodation is accessed via a welcoming entrance hallway, leading to a spacious lounge featuring an attractive central fireplace, creating a warm and inviting focal point. The kitchen provides a range of storage cupboards, ample space for appliances and utilities, and benefits from a door providing convenient side access.

There are three generously sized bedrooms, two of which retain attractive feature fireplaces, whilst the third benefits from built-in wardrobes. Completing the accommodation is a three-piece family bathroom fitted with a walk-in shower.

Externally, the property enjoys a shingled driveway providing off-road parking, alongside a neatly maintained front lawn. To the rear, the substantial garden is mainly laid to lawn and offers a wonderful outdoor space to enjoy, featuring established shrubs, a greenhouse, and two useful storage sheds.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.







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welcome to

Westfield Road, Dereham

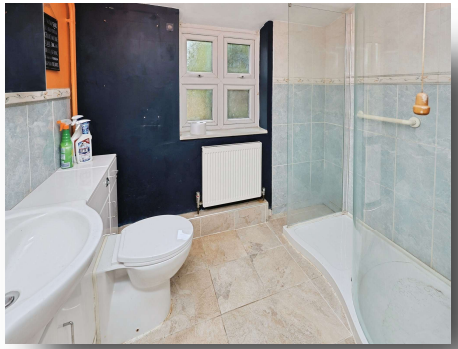
- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Three-bedroom detached bungalow
- Spacious single-storey accommodation

Tenure: Freehold EPC Rating: D
Council Tax Band: C

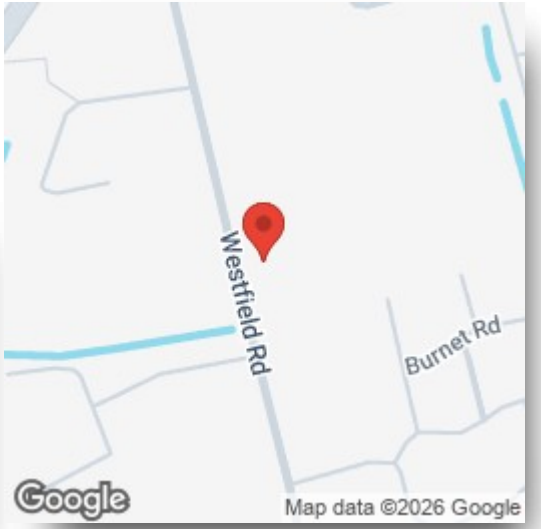
guide price

£250,000









Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
DRM118035 - 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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

william h brown

01362 692238

Dereham@williamhbrown.co.uk

3 Market Place, DEREHAM, Norfolk, NR19 2AW

williamhbrown.co.uk