



45 Lisbon Road

, Dereham, NR19 1XQ

Price Guide £170,000



This beautifully presented two-bedroom mid-terrace house is situated on the popular Lisbon Road within the Toftwood area of Dereham. Having been recently redecorated throughout with newly fitted carpets and vinyl flooring, this property serves as an excellent turn-key opportunity for first-time buyers or investors. The home offers a practical layout with a bright rear lounge and a fully enclosed private garden, providing comfortable living spaces and convenient access to local amenities.

- Two-bedroom terraced house.
- Recently redecorated property throughout.
- Newly fitted carpets.
- Bright rear reception room.
- Modern fitted white kitchen.
- First-floor family bathroom.
- Fully enclosed private garden.
- Excellent local broadband availability.



FULL DESCRIPTION

Guide Price £170,000-£175,000. This mid-terrace house provides a well-proportioned two-bedroom layout, perfectly suited for modern living and presented in excellent condition. The entire property has been recently redecorated throughout, offering a fresh, neutral canvas for the new owners, greatly enhanced by the addition of brand new carpets and vinyl flooring. Upon entering, the ground floor features an entrance hall that leads directly into a functional kitchen, measuring 2.43m x 1.75m as detailed on the floorplan. The kitchen is equipped with neutral white cabinetry, contrasting dark countertops, an integrated oven and electric hob, plumbing for a washing machine, and a wall-mounted boiler. The spacious lounge, measuring 4.39m x 3.75m, is located at the rear of the property and benefits from a highly useful under-stair storage cupboard. Natural light floods this newly carpeted reception room through the wide sliding glass doors that open directly onto the rear patio.

Stairs from the ground floor hallway lead to the first-floor landing, granting access to two bedrooms, a family bathroom, and a built-in storage cupboard. Bedroom one is a comfortable double room facing the front of the property, measuring 3.09m x 2.79m. Bedroom two, overlooking the rear garden, measures 3.73m x 2.00m and serves exceptionally well as a single bedroom, nursery, or a dedicated home office. Both bedrooms benefit from the newly fitted carpets and fresh decoration. The bathroom features a traditional white suite, including a panel bath with a wall-mounted electric shower, a pedestal wash basin, and a WC, all complemented by part-tiled walls and new wood-effect vinyl flooring for easy maintenance.

Externally, the property is approached via a low-maintenance gravelled area to the front with a practical entrance canopy. The rear garden is fully enclosed by timber panel fencing, offering a high degree of privacy and security. The outdoor space includes a paved patio area immediately outside the lounge doors for outdoor seating, a central lawned section, and a convenient red timber gate providing rear access.

LOCAL AREA AND FACILITIES

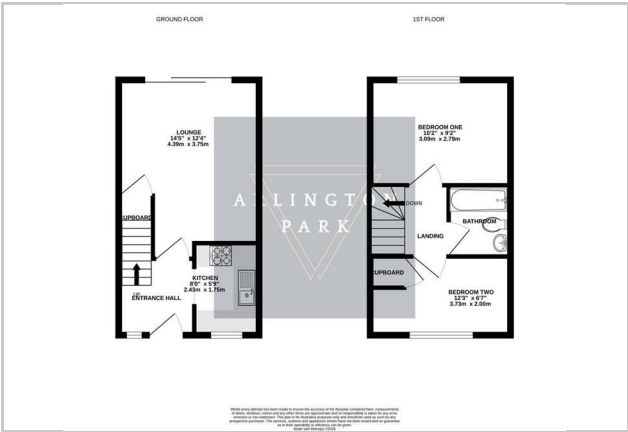
Lisbon Road is conveniently situated in the Toftwood ward of Dereham. The postcode benefits from excellent proximity to local educational facilities, including Grove House Infant and Nursery School, as well as Dereham Church of England Junior Academy. Dereham town centre is easily accessible and offers a strong variety of local independent shops, supermarkets, parks, and leisure options for residents. For local shopping convenience, there is an East of England Co-operative nearby, alongside an Aldi and a Lidl in Toftwood. For transport links, bus stops are located nearby on Hill Fields and William Way, providing routine local connections. The nearest major railway station is Wymondham, located approximately 17 km away.

COMPLIANCE AND KEY INFORMATION

The property has an EPC rating of D and falls under council tax band C. The local authority is Breckland Council. Standard, superfast, and ultrafast broadband connections are available in this area, with maximum download speeds reaching up to 1800 Mbps. The home utilises a gas central heating system and is of standard construction.

DISCLAIMER

Please note that select photographs provided in this marketing material may have been digitally enhanced using artificial intelligence staging software. This process is intended solely to help prospective buyers visualise the potential of the space and how it might look when fully furnished. We can confirm that no digital alterations have been made to the physical structure, room dimensions, wall colours, or any permanent fixtures and fittings, including the kitchen cabinetry and bathroom suite. Unedited, original photographs of the empty rooms are kept on file and can be sent to you immediately upon request.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	68	90
EU Directive 2002/91/EC		