

property details **approval form**

17 Warren Place, Dereham, Norfolk, NR19 1TH

Date: 30 October 2023

Property Ref and Version: DRM114831 - 0001

selling your home with us!

Not for marketing purposes INTERNAL USE ONLY

>> **let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

1. Price
2. Key Features
3. Short Description
4. Long Description
5. Room Description
6. Directions
7. Property Images
8. Floor Plan

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

Your William H Brown office: 3 Market Place, DEREHAM, Norfolk, NR19 2AW

T 01362 692238 **E** Dereham@williamhbrown.co.uk

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>> **price**

£130,000

Tenure: Leasehold

>> **key features**

- > NO ONWARD CHAIN
- > 2 Bedroom Ground Floor Maisonette
- > Fitted Kitchen And Bathroom
- > Gas Fired Central Heating
- > Double Glazed Windows
- > Enclosed Rear Garden
- > Communal Parking
- > Popular Residential Area
- > EPC Rating: C

>> **short description**

>> NO ONWARD CHAIN!! A 2 bedroom ground floor maisonette, located within this pleasant cul-de-sac in the heart of popular residential area of Toftwood. The accommodation boasts gas fired central heating, double glazed windows, welcoming lounge, enclosed rear garden & communal parking!

>> **long description**

We are delighted to welcome to the market this 2 bedroom ground floor maisonette, located in a cul-de-sac position within the popular area of Toftwood, boasting easy reach of local amenities, facilities, bus routes and schools.

In brief, the internal accommodation comprises; entrance porch, welcoming lounge, fitted kitchen, two bedrooms and the bathroom. Coupled with this accommodation, the property further benefits from gas fired radiator central heating and double glazed windows throughout. Outside, the property offers communal parking, together with an enclosed rear garden.

Appealing to an assortment of buyers and offered for sale with NO ONWARD CHAIN, an internal inspection is essential to fully appreciate the accommodation!

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>> **directions**

Upon entering Toftwood from the Dereham direction, proceed along under the flyover onto Shipdham Road and take the right hand turn into Stone Road. Continue along Stone Road, turning left into St Georges Drive and take the left hand turn into Warren Place. The property can be found at the bottom of the road, identified by our William H Brown "For Sale" board.

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>> **room description**

The Accommodation

Entrance Porch

Double glazed entrance door to front aspect, fitted carpet flooring, radiator and doors opening to the lounge and kitchen.

Lounge

15' 5" x 11' 7" (4.70m x 3.53m)

With fitted carpet flooring, radiator, double glazed window to front aspect and door opening to inner hallway.

Kitchen

12' 7" x 9' 4" (3.84m x 2.84m)

A range of wall and base units with complementary rolled edge work surfaces over, inset stainless steel sink and drainer with mixer tap above, tiled splashbacks, built-in electric oven, gas hob with extractor hood over, space for fridge freezer, plumbing available for washing machine, tiled flooring, breakfast bar, airing cupboard housing hot water tank, radiator, double glazed window to front aspect and door opening to;

Inner Hallway

With fitted carpet flooring, built-in storage cupboard and doors opening to both bedrooms and bathroom.

Bedroom One

12' x 10' 2" (3.66m x 3.10m)

With fitted carpet flooring, radiator and double glazed window to rear aspect.

Bedroom Two

12' 7" x 7' (3.84m x 2.13m)

With fitted carpet flooring, radiator and double glazed window to rear aspect.

Bathroom

Three piece suite comprising low level w.c, pedestal hand wash basin, tiled splashbacks, panelled bath with shower head over, tiled effect flooring, radiator and double glazed window to side aspect.

Outside

To the front of the property, there is a communal parking area along with shingle access leading to the main entrance and rear garden.

The enclosed, well-maintained rear garden is laid mainly to lawn, with a paved patio seating area, together with plant and shrub beds.

Agents Note

We understand from the vendor that this property is leasehold; The lease length is 125 years from 1 September 1981. The current ground rent is £60.00 per annum and the service charge is approximately £446.00 per annum. Further details of this can be obtained from the vendors solicitor at the time of purchase.

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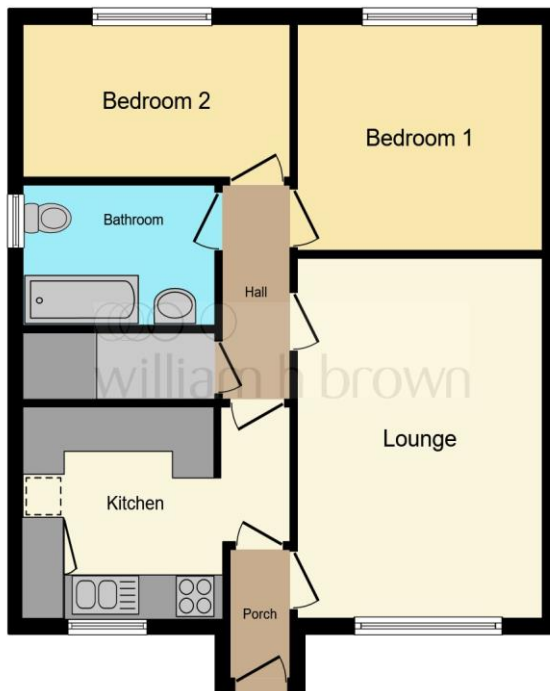
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>> floor plan



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

>> approval

	Signature	Date
Paul Reilly		
Mr & Mrs S.&.L. Hancock		

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