



Lisbon Road, Dereham, NR19 1XQ

welcome to

Lisbon Road, Dereham

Perfect home for first-time buyers or investors - offered for sale with no onward chain! A cosy 2 bedroom mid-terraced house, located within a popular residential area of Toftwood. Boasting a 16ft lounge, modern kitchen & bathroom, low-maintenance rear garden & allocated parking space to front!



Description

We are excited to present to the market this 2 bedroom mid-terraced home, located within this popular development in Toftwood offering access to local amenities and facilities.

The home welcomes you by an entrance hall with stairs rising to first floor landing, modern fitted kitchen with built-in electric oven and hob and generous lounge with French doors opening to the rear garden. This is complemented on the first floor by the principal bedroom with built-in wardrobes, further bedroom with built-in storage cupboard and family bathroom.

Outside, there is an off-road allocated parking space to the front, together with an enclosed, low-maintenance rear garden which is ideal for outdoor entertaining. Further features include gas fired central heating and double glazed windows.

This home will be appealing to an assortment of buyers including first time buyers, downsizers, retirees and investors alike. Offered with no onward chain!

The Accommodation

Double glazed external entrance door opening to;

Entrance Hall

Wood effect flooring, stairs rising to first floor landing, radiator, double glazed window to front aspect, door opening to lounge and opening to;

Kitchen

6' 11" x 5' 9" (2.11m x 1.75m)

A range of wall and floor mounted base units with complementary rolled edge work surfaces over, inset stainless steel sink with mixer tap, tiled splashbacks, built-in electric oven, inset electric hob with extractor hood over, space for free standing fridge freezer, space for washing machine, wood effect flooring and double glazed window to front aspect.

Lounge

16' 6" x 12' 4" (5.03m x 3.76m)

Wood effect flooring, under stairs storage cupboard, radiator and double glazed French doors with side panels opening to the rear garden.

First Floor Landing

Fitted carpet flooring, loft hatch and doors opening to both bedrooms and bathroom.

Bedroom One

10' x 9' 3" (3.05m x 2.82m)

Fitted carpet flooring, built-in wardrobes, radiator and double glazed window to rear aspect.

Bedroom Two

12' 4" x 6' 7" (3.76m x 2.01m)

Fitted carpet flooring, built-in storage cupboard, radiator and double glazed window to front aspect.

Bathroom

Three piece suite comprising low level w.c, pedestal hand wash basin, tiled splashbacks, panelled bath with shower over, tiled effect flooring and heated towel rail.

Outside

To the front, there is a small lawned area with established hedging offering a degree of privacy, alongside a pathway leading to the main entrance. The property also benefits from an allocated parking space to the front aspect.

To the rear, there is a privately-enclosed, low-maintenance garden which is ideal for outdoor seating and entertaining. Featuring artificial lawn, patio, convenient storage shed and gated access to the rear aspect.

Agents Note

We understand this property is subject to an annual management charge of approximately £270.00 for the upkeep of the communal areas within this development. Further details of this can be obtained from the vendors solicitor at the time of purchase.

Location

Toftwood is a large residential village adjoining the bustling market town of Dereham. Amenities include shops, infant and junior school, public house and sport and leisure activities. There is a regular bus service to Dereham which is about one and a half miles away. Dereham town itself boasts many sport and leisure activities including Dereham Leisure Centre, which incorporates a full gymnasium, modern pool and indoor bowls. There is also a friendly and sociable golf club located off the well regarded Quebec Road.

directions to this property:

Upon entering Toftwood from the Dereham direction, proceed along Shipdham Road under the flyover and take the right hand turn into Stone Road. Proceed along Stone Road towards the far end and take the left hand turn into Hillcrest Avenue. Take the first right hand turn into Lisbon Road and continue along where the property can be found on the right hand side before the junction.



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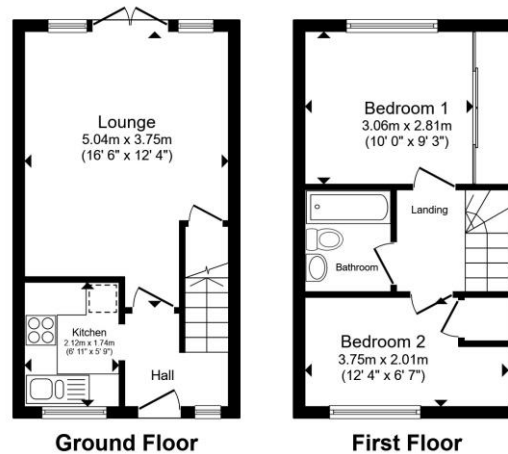
Lisbon Road, Dereham

- 2 bedroom mid-terraced house
- Inviting 16ft lounge
- Modern kitchen and bathroom
- Gas fired central heating and double glazed windows
- Enclosed, low-maintenance rear garden
- Allocated parking space to front
- Popular location within reach of amenities
- No onward chain - ideal for first-time buyers or investors

Tenure: Freehold EPC Rating: C

Council Tax Band: A

£180,000



Total floor area 51.7 m² (556 sq.ft.) approx
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io


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Please note the marker reflects the
postcode not the actual property

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Property Ref:
DRM117819 - 0002

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.

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