



45 Lisbon Road

Guide Price £160,000 - £170,000

This mid-terraced house offers well-maintained accommodation in a popular residential area and an internal viewing is strongly recommended!

The entrance hall provides access to the downstairs accommodation including the fitted kitchen and a spacious living room which has sliding doors to the patio area.

Upstairs, the landing gives access to the two bedrooms, which are serviced by a family bathroom.

Outside, to the front is a low maintenance front garden and path to front door, along with the rear garden being fully enclosed.

The property benefits from an allocated parking space to the front of the property and there are visitor spaces available on a first-come first-served basis nearby.

Services

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



Situation

Toftwood is a residential district of Dereham situated approximately 2 miles from the thriving town centre, to which there is a regular bus service. The property is also within walking distance to Toftwood Primary and Infant school.

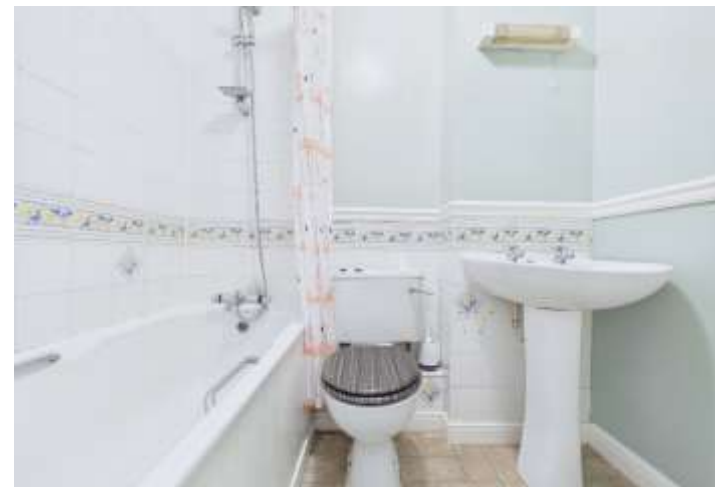
Dereham itself is a well-served Breckland market town and offers a great mixture of excellent independent shops, national retailers, cafes and restaurants.

Dereham has a good selection of primary and secondary education, and the North Norfolk coast is also within a 40 minute drive.

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 AD0701.

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

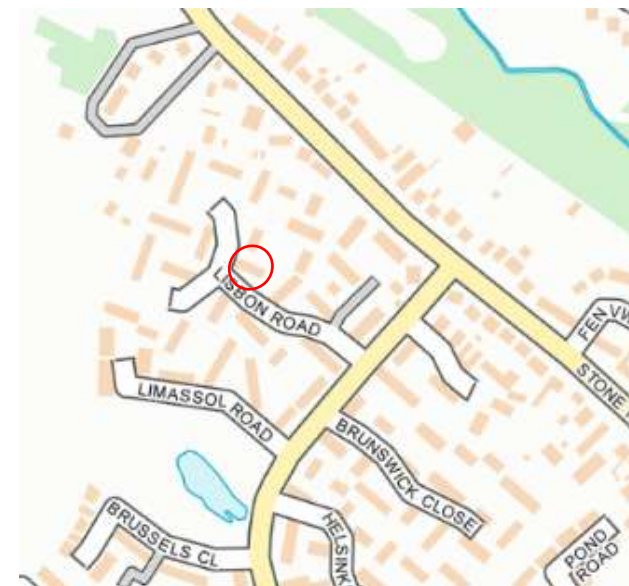
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Approximate total area¹⁾
515 ft²
47.9 m²

¹⁾ Including balconies and terraces.

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

GIBAFFE 360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		90
(69-80) C		
(55-68) D	68	
(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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