



**Limassol Road, Dereham NR19 1XR**

**welcome to**

**Limassol Road, Dereham**

A presentable three bedroom mid-terraced house, located within a popular development in Toftwood, close to local amenities. Offered for sale with no onward chain and boasting a 18' lounge, fitted kitchen, 4 piece bathroom, low-maintenance rear garden, driveway & garage!!



## **Accommodation**

In brief, the internal ground floor accommodation comprises; entrance hall, fitted kitchen and a great-sized lounge with access to the rear garden. This is complemented on the first floor by three bedrooms and the four-piece bathroom. Outside, a hard standing driveway provides off-road parking and access to the garage, together with a privately-enclosed, low-maintenance garden which offers an ideal space for outdoor entertaining.

## **Location**

Toftwood is a large residential village adjoining the bustling market town of Dereham and offering easy access onto the A47. 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 a Sports and 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.

## **Agents Note**

We understand this property is subject to an annual management charge of approximately £303.48 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.



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welcome to

## Limassol Road, Dereham

- Offered with no onward chain!
- 3 Bedroom Mid-Terraced House
- Generously-Proportioned Lounge
- Front Garden And Enclosed, Low-Maintenance Rear Garden
- Driveway Parking And Garage

Tenure: Freehold EPC Rating: D

Council Tax Band: B

# £185,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
DRM117907 - 0004

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