



Stone Road, Dereham NR19 1LJ

welcome to

Stone Road, Dereham

GREAT POTENTIAL! A 1 bedroom ground floor flat, offered for sale with no onward chain, and occupying a lovely set back position in Toftwood. Ideal for first-time buyers or investors, and boasting a lounge, kitchen, shower room, generous garden space & allocated parking. VIEW NOW!



This one-bedroom ground floor flat offers ample potential and is situated in a popular non-estate location, set back from the road and conveniently placed close to a range of local amenities. The property would benefit from improvement and modernisation, making it an ideal opportunity for first-time buyers, investors, or those looking to put their own stamp on a home.

Accommodation briefly comprises an entrance porch, a lounge, kitchen, inner hallway, double bedroom, and a shower room. The flat further benefits from double glazed windows throughout. Externally, there is a good-sized front garden, laid mainly to lawn, with additional gutter space to the side and rear. To the rear of the property there is an allocated parking space.

Offered to the market with no onward chain, this property represents a fantastic opportunity in a sought-after location.

The Accommodation

Double glazed external entrance door opening to;

Entrance Porch

Tiled flooring, double glazed window to side and archway to;

Lounge

13' 9" x 11' 5" (4.19m x 3.48m)

Wood effect flooring, double glazed window to front aspect, door opening to inner hallway and archway to;

Kitchen

8' x 5' 11" (2.44m x 1.80m)

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

Inner Hallway

Wood effect flooring, airing cupboard housing hot water tank, built-in storage cupboard, opening to bedroom and door to shower room.

Bedroom

11' 1" x 8' 2" (3.38m x 2.49m)

Wood effect flooring and double glazed window to rear aspect.

Shower Room

Three piece suite comprising low level w.c, pedestal hand wash basin, tiled splashbacks, walk-in shower cubicle, tiled effect flooring and double glazed obscure glass window to side aspect.

Outside

Gated access leads through to the front garden, which features lawn, patio, mature plants and trees. A bespoke pathway leads to the main entrance and timber fencing partially encloses for privacy.

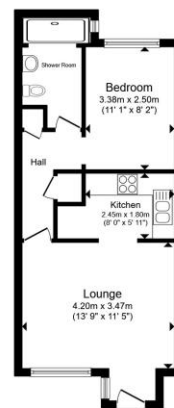
The rear aspect is laid to shingle with access to a timber storage shed. The property benefits from an allocated off-road parking space to the rear.

Agents Note

We understand from the vendor that this property is leasehold; The lease length is 999 years from 1 October 1991. The current ground rent is £300.00 per annum which includes buildings insurance. 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 further shopping facilities and large supermarkets, 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.



Total floor area 39.9 m² (429 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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welcome to

Stone Road, Dereham

- ****NO ONWARD CHAIN****
- 1 Bedroom Ground Floor Flat
- Great Scope For Improvement
- Fitted Kitchen And Shower Room
- Generous Front Garden And Shingle Rear

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: 300.00

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Oct 1991. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£110,000



directions to this property:

From our William H Brown office, take the first exit at the roundabout onto Market Place, further leading you to Swaffham Road. Continue straight onto Dereham Road then take the left hand turning onto Draytonhall Lane until you reach the A47 junction. Turn right followed by an immediate left onto Fen Road. At the junction, turn left and follow the road onto Stone Road. The property will be found further down on the left hand side, identified by our William H Brown 'For Sale' board.



Please note the marker reflects the postcode not the actual property

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Property Ref:
DRM117528 - 0003

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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