PARSONS
COMPANY

1 Warren Place, Dereham, NR19 1TH

Guide Price £120,000 - £130,000



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This well presented first floor flat is situated in a popular and convenient location, making it an ideal purchase for first-time buyers, downsizers, or investors alike.

The property boasts a large fitted kitchen with ample storage and workspace, perfect for everyday cooking and entertaining.

There are two well-proportioned bedrooms, offering flexible living space, along with a bright and comfortable lounge that provides a welcoming setting to relax.

Externally, the home benefits from off-road parking and a good sized private garden, ideal for outdoor dining, gardening, or simply enjoying the warmer months.

Further advantages include gas central heating, uPVC double glazing, and the added benefit of no onward chain.

Services

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







Leasehold Information:

Years remaining: Approx. 170 years

Annual Service Charge: £739.54

Ground Rent: Peppercorn.

Situation

Toftwood is a residential district of Dereham situated approximately half a mile from the thriving town centre, to which there is a half hourly bus service. Dereham itself has excellent local shops schools and many other amenities.

Directions

To Leave Dereham on the A1075 Shipdham Road and pass underneath the flyover and enter Toftwood. Turn right just before the Post Office into Stone Road and then take first left into St Georges Drive and then the property can be found on the left hand side slightly before the turning into Warren Place with a 'For Sale' board erected for ease of identification.

For further information and to arrange your viewing, please contact our friendly and professional staff.

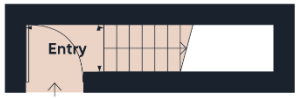
This property is being marketed by our Dereham office and the property reference is AD0585.

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.

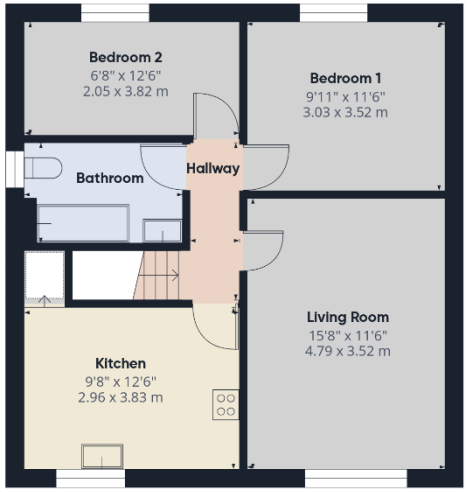








Ground Floor



Floor 1

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Approximate total area(1)

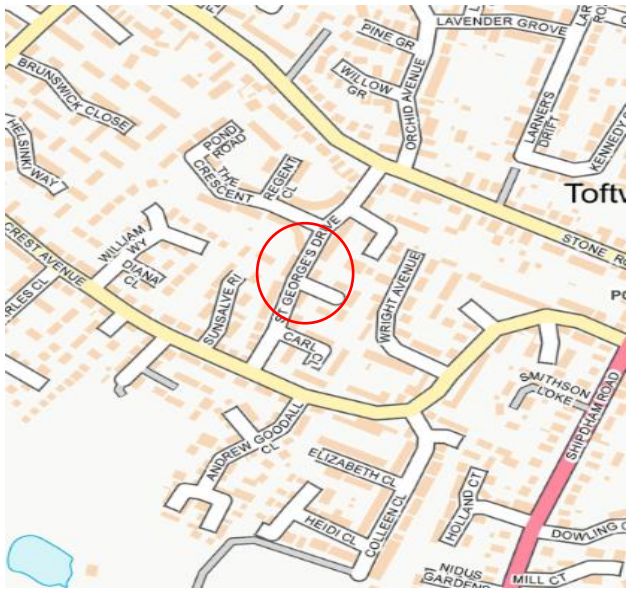
630 ft²

58.5 m²

(1) Excluding 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.

GIRAFFE360



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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