PARSONS & COMPANY

3 Vienna Walk, Toftwood, Dereham, NR19 1UL

£125,000



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£125,000

This well-maintained one-bedroom cluster home offers comfortable and practical accommodation throughout, making it an ideal purchase for first-time buyers, investors or those looking to downsize. Offered with no onward chain, the property is ready for its next owner to make it their own.

The accommodation comprises a welcoming open-plan living and dining area, providing a versatile space for both relaxing and entertaining. The adjoining fitted kitchen offers a range of units and worktop space, creating a practical setting for everyday living.

The property further benefits from a generously sized double bedroom, offering ample space for bedroom furniture, alongside a bathroom fitted with a suite.

Outside, the property enjoys a front garden area, providing a pleasant outdoor space, whilst an allocated off-road parking space adds further convenience.

Combining low-maintenance living with practical accommodation, this attractive home presents a fantastic opportunity and is available with no onward chain.







N.B. There is an annual service charge payable to Amber Management of £327.36. (this is subject to change).

Services

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

Situation

Toftwood is a popular residential district of Dereham about 1 mile from the thriving town centre to which there are frequent bus services. Toftwood itself has excellent local shops, schools and many other local amenities.

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

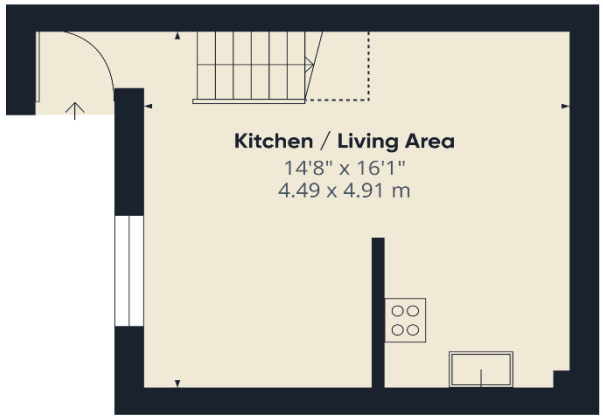
This property is being marketed by our Dereham office and the property reference is AD0720.

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.

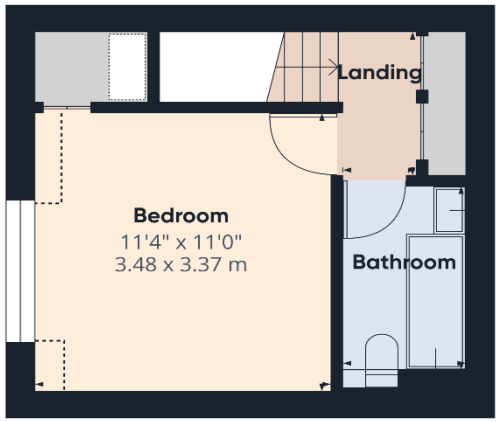








Ground Floor



Floor 1

PARSONS COMPANY

Approximate total area(1)

448 ft²
41.5 m²

Reduced headroom

21 ft²
2 m²

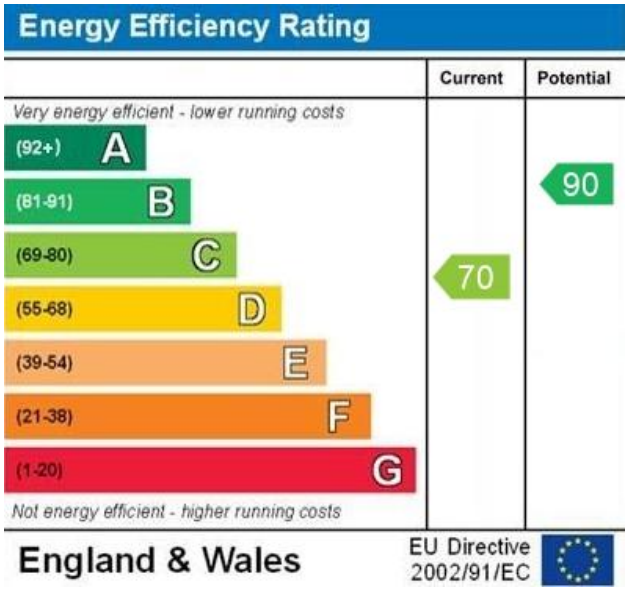
(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

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

GIRAFFE360





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