



**Geneva Walk
Dereham
Norfolk
NR19 1XT**

Offers in Excess of £160,000

bettermove

Geneva Walk

Dereham

Bettermove are delighted to welcome to the market this charming two bedroom terraced house in Toftwood, available with no forward chain.

There are tenants living in the property - rental yields can be obtained through Bettermove. The council tax band is B.

The property additionally benefits from double glazing, gas central heating throughout and has one allocated parking space.

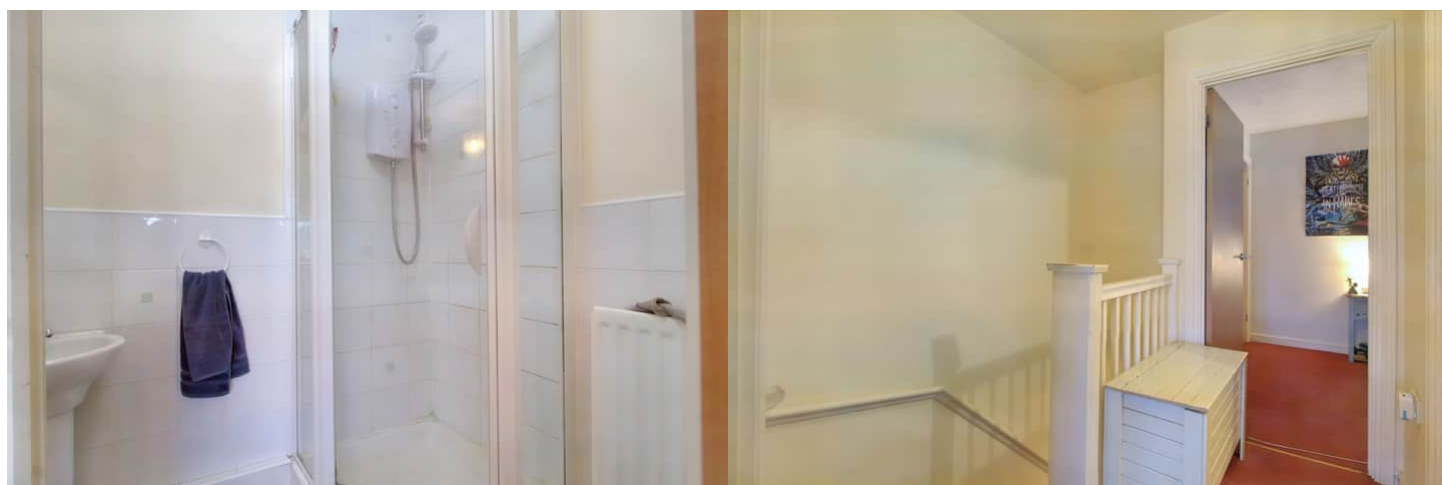
The interior comprises a spacious lounge/diner, fitted kitchen and WC on the ground floor. The first floor consists of two bedrooms with an en suite shower room to the master, and the family bathroom. The exterior boasts an enclosed rear garden with lawn and patio seating areas.

Situated in the popular area of Toftwood, the property is close to a range of amenities, including supermarkets, shops, restaurants, a fish and chip shop, a pub as well as a number of local schools and nurseries, doctors, a pharmacy, social centre and Post Office all within easy walking distance. There is a local golf course and swimming pool in Dereham. Excellent transport links can be found from the A47, Dereham and Yaxham rail stations on the Mid-Norfolk Railway, connecting the property with Wymondham where mainline rail connections can be found.

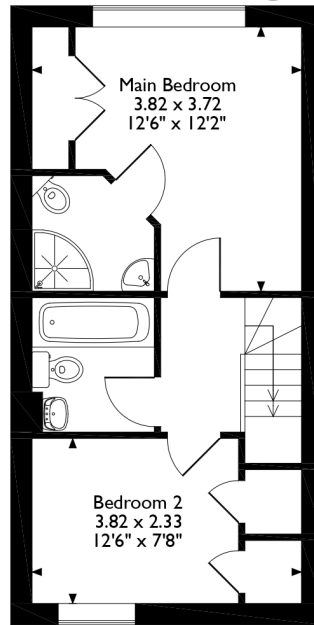
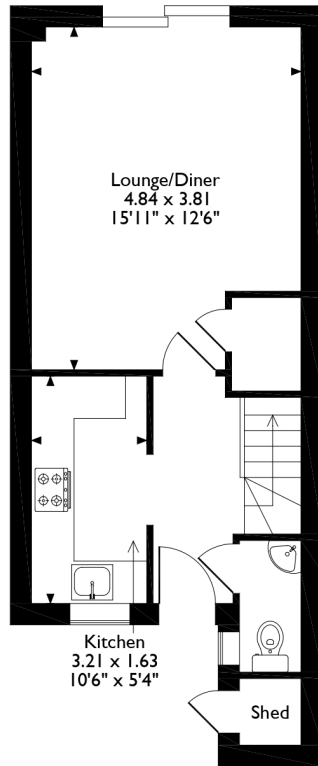
This exciting opportunity is not to be missed and all enquiries can be made through Bettermove.

You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.



Geneva Walk, Dereham, Norfolk
 Approximate Gross Internal Area
 Main House = 63 Sq M/678 Sq Ft
 Outside Shed = 1 Sq M/11 Sq Ft
 Total = 64 Sq M/689 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		89
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



20-22 Bridge End, Leeds, LS1 4DJ
t: 0330 004 0050 e: hello@bettermove.co.uk
www.bettermove.co.uk