



## 48 Rayners Way

£125,000

Situated within the highly sought-after village of Mattishall, this well-presented one double-bedroom cluster home offers a fantastic opportunity for first-time buyers, investors, or those looking to downsize.

The property enjoys a pleasant position and benefits from a patio garden to the front, providing an ideal outdoor space for relaxing or entertaining, along with the convenience of an allocated off-road parking space.

Inside, the home features a generously sized living room that offers a comfortable and welcoming space for everyday living, along with a fitted kitchen. The ground floor also includes a useful cloakroom, adding extra convenience for guests and daily use.

Upstairs, the property offers a spacious double bedroom, along with an en-suite bathroom.

This property represents an excellent opportunity and is offered to the market with no onward chain.

N.B. There is an annual service charge payable to RMG of £467.91. (This is subject to change).



## Services

Electric storage heaters. Mains water, drainage, and electricity are connected.

## Situation

Mattishall is a large well served village with excellent local shops, village school, Doctors surgery and pharmacy and many other amenities. The city of Norwich is some 10 miles east and Dereham about 5 miles west and there are frequent bus services.

## Directions

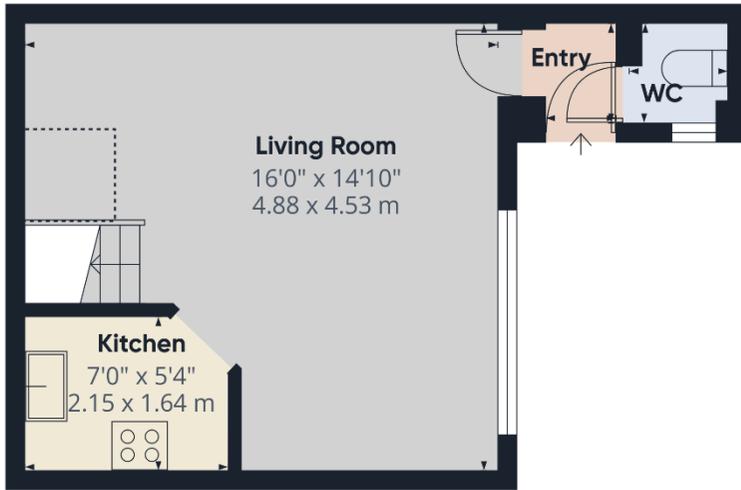
To find the property from Dereham, head into Mattishall along Dereham Road. Proceed to the centre of the village and turn right onto Welgate Road, followed by the first right into Ivy Way. The property can then be found at the end of the road on the right hand side and is identified by a Parsons & Company 'For Sale' board.

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

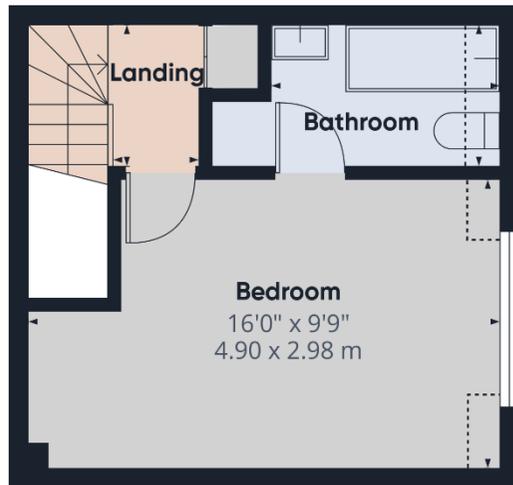
This property is being marketed by our Dereham office and the property reference is AD0592.

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. Items shown in photographs are NOT included unless specifically stated within the fixtures and fittings form. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. If there is anything in particular that you require clarification on – please call the office before viewing.





Ground Floor



Floor 1



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Approximate total area<sup>(1)</sup>

464 ft<sup>2</sup>  
43.1 m<sup>2</sup>

Reduced headroom

17 ft<sup>2</sup>  
1.6 m<sup>2</sup>

(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



### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>		
(55-68) <b>D</b>	62	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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