

101 Shipdham  
Road  
Toftwood  
Dereham



**ATTIK**  
CITY | COUNTRY | COAST

# 101 Shipdham Road

## Guide Price £170,000

### The conveniently situated end terraced cottage...

This generous two-bedroom cottage is a great opportunity for first time buyers and investors.

Upon entry, you'll find a cosy lounge with a feature fireplace, exposed beams, and laminate flooring, which continues through the ground floor rooms. The kitchen/breakfast room is well-equipped with a range of wall and base cabinets, an integrated oven, electric hob and extractor over. The rear lobby leads to the enclosed garden with a downstairs WC.

Upstairs, there are two double bedrooms, one with built-in wardrobes, the other is dual-aspect. The three-piece family bathroom includes a corner bath with a shower mixer tap. All first floor rooms have exposed floorboards.

The rear garden is privately enclosed with both patio and lawn areas, with gated access from the side of the property, where there is one off-road parking space.

This property presents an excellent Buy To Let opportunity in a desirable town location, close to schools for all ages, shops and supermarkets, bus routes and the A47.

### Agents notes...

Council Tax Band A

The photos were taken before the commencement of the current tenancy.

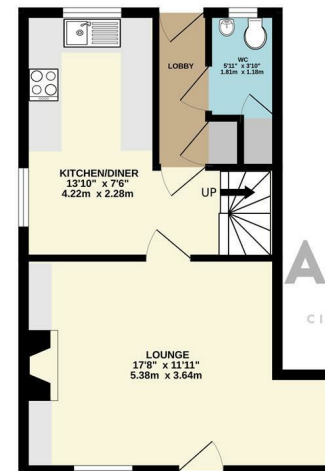
Local Authority  
Breckland

Council Tax Band A

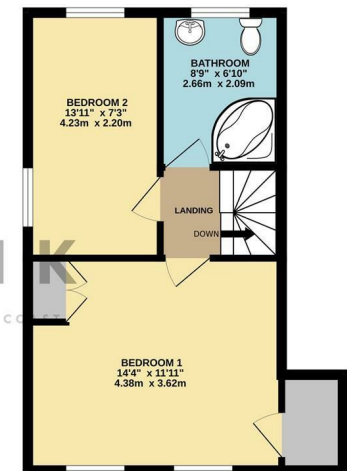
EPC Rating E



GROUND FLOOR  
382 sq.ft. (35.5 sq.m.) approx.



1ST FLOOR  
388 sq.ft. (36.1 sq.m.) approx.



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TOTAL FLOOR AREA: 770 sq.ft. (71.6 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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