



Boyd Avenue, Dereham, NR19 1ND

welcome to

Boyd Avenue, Dereham

>> FOR SALE BY AUCTION!! A 2 double bedroom detached bungalow, requiring full renovation and located within a quiet cul-de-sac in Toftwood. The versatile home offers local amenities close by, well-maintained gardens, driveway off road parking and garage. Arrange a viewing TODAY!



The Accommodation

Double glazed entrance door opening to;

Entrance Porch

Double glazed windows to front and side aspect with door opening to;

Entrance Hall

With fitted carpet flooring, airing cupboard housing hot water tank, loft access, radiator and doors opening to the lounge, kitchen, shower room and both bedrooms.

Lounge

13' 11" x 13' 3" (4.24m x 4.04m)

With fitted carpet flooring, central gas fireplace with brick surround, ceiling fan, radiator and double glazed window to rear aspect.

Kitchen

12' 5" x 9' 9" (3.78m x 2.97m)

A range of wall and base units with complementary rolled edge work surfaces over, inset stainless steel sink and drainer with mixer tap above, tiled splashbacks, space for electric cooker, space for fridge freezer and washing machine, tiled effect flooring, built-in storage cupboard, radiator, double glazed window to side aspect and archway opening to;

Inner Hallway

With tiled effect flooring, double glazed door opening to the rear porch and further door opening to;

Dining Room

13' x 12' (3.96m x 3.66m)

With fitted carpet flooring, radiator and double glazed window to side aspect.

Rear Porch

UPVC and brick build with double glazed windows surrounding and double glazed door opening to the rear garden.

Bedroom One

13' 4" x 11' (4.06m x 3.35m)

With fitted carpet flooring, radiator and double glazed window to front aspect.

Bedroom Two

9' 7" x 9' 2" (2.92m x 2.79m)

With fitted carpet flooring, radiator and double glazed window to front aspect.

Shower Room

Three piece suite comprising low level w.c, pedestal hand wash basin, walk-in shower cubicle, tiled walls, fitted carpet flooring, radiator and double glazed obscure glass window to side aspect.

Outside

To the front of the property, there is a hard standing driveway which provides off road parking and access to the single garage. The remainder of the front is laid to lawn and partially enclosed by low level brick and timber fencing.

The wrap-around garden is laid predominately to lawn with paved patio seating areas, together with a variety of plant and shrub beds, mature trees, personal door access to the garage and fully enclosed by brick and timber fencing to create a level of privacy to the accommodation.

Garage

Personal door to side aspect and up and over door to front aspect.

Location

Toftwood is a large residential village adjoining the bustling market town of Dereham. Amenities include shops, infant and junior school, public house and sport and leisure activities. There is a regular bus service to Dereham town itself, which is about one and a half miles away. Dereham town boasts further shopping facilities and large supermarkets, together with many sport and leisure activities including Dereham Leisure Centre, which incorporates a full gymnasium, modern pool and indoor bowls. There is also a friendly and sociable golf club located off the well regarded Quebec Road.

Important Notice

For each Lot, a contract documentation fee of £1,500 (inclusive of VAT) is payable to Barnard Marcus Auctions by the buyer. The seller may charge additional fees payable upon completion. If applicable, such fees are detailed within the Special Conditions of Sale. Buyers are deemed to bid in full knowledge of this.

The Guide Price

The Guide Price quoted must not be relied upon by prospective purchasers as a valuation or assessment of value of the property. It is intended to provide purchasers with an indication of the region at which the reserve may be set at the time of going to press. The guide price may be subject to variation and interested parties are advised to make regular checks for variations and should be aware that the reserve price may be either below or above the quoted guide price.

Prospective purchasers should also be aware that the eventual sale price may be above or below the guide level dependent upon competition, and should therefore not presume the guide to be indicative of the final expected sale price or the price the property is available at.

When setting the guide price, the auctioneers have given consideration to the seller's instructions in respect of their indicated reserve price at the time of instruction. The reserve price, (the level below which the property will not be sold), remains confidential between the seller and the auctioneer. The guide price therefore, is intended to indicate the region at which the reserve price is intended to be set. The seller will confirm their final reserve price close to the auction date and if appropriate the auctioneers may adjust the guide price to reflect this. Whilst Barnard Marcus make every effort to ensure the safety and security of viewers at properties, we have not carried out a detailed Health & Safety inspection of properties in our auctions and cannot therefore guarantee the safety and security of viewers. Prospective purchasers and bidders attend properties entirely at their own risk. Particular care should be taken when accessing cellars, attics, exterior grounds and outbuildings and boundaries. All non-conducted inspections of vacant sites should be made in daylight hours only and entry into such sites is entirely at the viewers risk.

directions to this property:

Upon entering Toftwood from the Dereham direction, proceed along under the flyover onto Shipdham Road and take the left hand turn into School Lane. Take the right hand turn into Boyd Avenue and at the t-junction, turn right, still Boyd Avenue. Continue along then take the next right hand side turn, the property can be found at the end of the road, identified by our William H Brown 'For Sale' board.



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welcome to

Boyd Avenue, Dereham

- For Sale By Auction On Tuesday 21st May
- 2 Double Bedroom Detached Bungalow
- In Need Of Renovation
- Wrap-Around, Enclosed Garden
- Driveway Parking And Garage
- Gas Fired Central Heating
- Double Glazed Windows
- Cul-De-Sac Position In Toftwood

Tenure: Freehold EPC Rating: E
guide price

£150,000



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



Please note the marker reflects the postcode not the actual property

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Property Ref:
DRM115626 - 0002

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