



Bulstrode Avenue, Dereham, NR19 1EU

welcome to

Bulstrode Avenue, Dereham

PUBLIC NOTICE - 9 Bulstrode Avenue - We are in receipt of an offer of £184950 subject to contract for this property. Anyone wishing to place a higher offer must do so before legal exchange of contracts. No chain 2 bedroom terraced bungalow with en-bloc garage.



Description

We are pleased to present to the market this 2 bedroom semi-detached bungalow, located within this popular, well-established development in Toftwood and offers a tucked away cul-de-sac setting.

In brief, the internal accommodation comprises; entrance hall, 20' lounge with open fireplace, fitted kitchen, 24' conservatory, two bedrooms and the bathroom. Outside, there is an enclosed rear garden and en-bloc garage. The property would benefit from a programme of modernisation and improvement throughout, further offering gas fired central heating.

Offered for sale with NO ONWARD CHAIN, a full internal inspection is essential to appreciate the accommodation and location offered.

The Accommodation

Double glazed entrance door opening to;

Entrance Hall

With fitted carpet flooring, airing cupboard housing hot water tank and radiator.

Lounge

20' x 11' 4" (6.10m x 3.45m)

With fitted carpet flooring, central open fireplace with tiled hearth and brick surround, radiator, double glazed window to front aspect and single glazed window to rear aspect.

Kitchen

10' 6" x 10' 4" (3.20m x 3.15m)

A range of wall and base units with complementary rolled edge work surfaces over, inset stainless steel sink and drainer with mixer tap, tiled splashbacks, space for electric cooker, fitted carpet flooring, radiator, single glazed window to rear aspect and single glazed door opening to;

Conservatory

24' 1" x 9' 8" (7.34m x 2.95m)

Brick and UPVC build with fitted carpet flooring, radiator, double glazed windows surrounding and double glazed door opening to the rear garden.

Bedroom One

13' 1" x 8' 6" (3.99m x 2.59m)

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

Bedroom Two

11' 1" x 9' 8" (3.38m x 2.95m)

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

Bathroom

Three piece suite comprising low level w.c, pedestal hand wash basin, tiled splashbacks, panelled bath, wood effect flooring, radiator and double glazed obscure glass window to front aspect.

Outside

The front of the property is laid to well-manicured lawn with paved pathway access to the main entrance.

The rear garden is laid predominately to well-tended lawn with a paved patio seating area, shingle areas with shrub beds and enclosed by timber fencing for privacy. Gate access leads to the side passageway.

En-Bloc Garage

With up and over door.

Location

Toftwood is a large residential village adjoining the bustling market town of Dereham and offering easy access onto the A47. Amenities include shops, infant and junior school, public house and sport and leisure activities. There is a regular bus service to Dereham which is about one and a half miles away. Dereham town itself boasts many sport and leisure activities including a Sports and 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.



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Bulstrode Avenue, Dereham

- NO ONWARD CHAIN!
- 2 Bedroom Semi-Detached Bungalow
- 20' Lounge + 24' Conservatory
- Would Benefit From Modernisation & Improvement
- Enclosed Rear Garden + En-Bloc Garage

Tenure: Freehold EPC Rating: C

£184,950



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Property Ref:
DRM116450 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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directions to this property:

Upon entering Toftwood from the Dereham direction, proceed along under the flyover onto Shipdham Road. Take the right hand turn into Middlemarch Road and take the second left hand turn into George Eliot Way. Take the first right hand turn into Bulstrode Avenue and the property can be found, identified by our William H Brown "For Sale" board.



Please note the marker reflects the postcode not the actual property



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