



**Hillcrest Avenue, Dereham, NR19 1TD**

**welcome to**

**Hillcrest Avenue, Dereham**

Looking for a buy-to-let investment or even a first time purchase? Check out this 2 bedroom mid-terraced house, offered for sale with NO ONWARD CHAIN! Offering built-in wardrobes to both bedrooms, ground floor cloakroom, fitted kitchen, low maintenance rear garden & allocated parking!



## Description

We are excited to present to the market this 2 bedroom mid-terraced house, located within a popular residential area in Toftwood with local amenities, facilities and bus routes close by.

In brief, the internal ground floor accommodation comprises; entrance hall with stairs rising to first floor landing, cloakroom w.c, fitted kitchen and welcoming 13' lounge with sliding patio door opening to the rear garden. This is complemented on the first floor by two bedrooms, both with built-in wardrobes, and the family bathroom.

Coupled with the accommodation, the property further benefits from gas fired central heating and double glazed windows throughout. Outside, there is an enclosed, low maintenance rear garden with gated access leading to the allocated off-road parking space.

Offered for sale with NO ONWARD CHAIN, internal viewing is highly recommended!

## The Accommodation

Double glazed external entrance door opening to;

### Entrance Hall

With wood effect flooring, stairs rising to first floor landing, radiator, openings to kitchen and lounge with further door opening to;

### Cloakroom

Two piece suite comprising low level w.c, hand wash basin, tiled splashbacks, radiator and double glazed obscure glass window to side aspect.

### Kitchen

9' 1" x 5' 3" ( 2.77m x 1.60m )

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, built-in electric oven, inset gas hob with extractor hood over, space for fridge freezer, plumbing available for washing machine, wood effect flooring and double glazed window to front aspect.

## Lounge/Diner

13' 4" x 12' 4" ( 4.06m x 3.76m )

With wood effect flooring, under stairs storage cupboard, radiator and double glazed sliding patio doors opening to the rear garden.

## First Floor Landing

With fitted carpet flooring and doors opening to both bedrooms and bathroom.

## Bedroom One

12' 5" x 9' ( 3.78m x 2.74m )

With fitted carpet flooring, built-in wardrobes, radiator and double glazed window to rear aspect.

## Bedroom Two

9' 3" x 6' 7" ( 2.82m x 2.01m )

With fitted carpet flooring, built-in wardrobes, radiator and double glazed window to front aspect.

## Family Bathroom

Three piece suite comprising low level w.c, pedestal hand wash basin, panelled bath with shower attachment, part tiled walls, wood effect flooring and radiator.

## Outside

The front of the property is laid predominantly to lawn with a paved patio pathway leading to the main entrance and to the brick built storage shed.

Stepping out to the rear, there is a low maintenance garden laid to shingle and patio, offering space for outside entertaining. Timber fencing fully encloses the home and gate access leads to the allocated off-road parking space.

## 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.



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](http://www.focalagent.com)



**view this property online** [williamhbrown.co.uk/Property/DRM115279](http://williamhbrown.co.uk/Property/DRM115279)



welcome to

## Hillcrest Avenue, Dereham

- NO ONWARD CHAIN!
- 2 Bedroom Mid-Terraced House
- Built-In Wardrobes To Both Bedrooms
- 13' Lounge/Diner
- Cloakroom W.C And Family Bathroom
- Enclosed, Low Maintenance Rear Garden
- Allocated Parking Provided
- Ideal For First Time Buyers Or Buy-To-Let Investors

Tenure: Freehold EPC Rating: D

offers in excess of

**£190,000**



### directions to this property:

Upon entering Toftwood from the Dereham direction, proceed along under the flyover onto Shipdham Road and take the right hand turn into Hillcrest Avenue. Follow the road around to the left and the property will be situated on the left hand side, identified by our William H Brown 'For Sale' board.



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/DRM115279](https://www.williamhbrown.co.uk/Property/DRM115279)



Property Ref:  
DRM115279 - 0002

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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



**01362 692238**



Dereham@williamhbrown.co.uk



3 Market Place, DEREHAM, Norfolk, NR19 2AW



**williamhbrown.co.uk**