



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



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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

£180,000



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

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Property Ref:
DRM115279 - 0003

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