



6 Hillfields

£129,995

A one-bedroom mid-terrace house situated in the popular area of Toftwood, Dereham. This property is ideal for a first-time buyer, or even an investor and could generate a monthly income of £675-£700PCM.

You are greeted by an entrance lobby, that then leads to the main living area. There is a semi-open plan aspect to the fitted kitchen and dining area.

Upstairs, there is a spacious double bedroom with a fitted wardrobe. There is also a three-piece bathroom suite. To the landing, there is plenty of storage in the form of two cupboards.

Outside, to the front, is a garden area with a footpath leading to the front door. This area is complemented with laid to lawn grass, plus laid shingled stones. There is an allocated parking space nearby. This property is offered with no onward chain.

N.B. Please note that the images used are from when the property was previously advertised as vacant, there is now a tenant currently residing in the property.

N.B. There is an annual service charge payable to Amber Management of £360.00. (This is subject to change).

Services - Gas central heating. Mains water, drainage, and electricity are connected. Double Glazed.



Situation

Toftwood is a residential district of Dereham situated approximately half a mile from the thriving town centre, to which there is a half hourly bus service. The property is also within walking distance to Toftwood Primary and Infant school. Dereham itself is a well-served Breckland market town and offers a great mixture of excellent independent shops, national retailers, cafes and restaurants.

Directions

To find the property leave Dereham Market Place on Church Street and follow the road round onto St Withburga Lane. Continue onto Littlefields and then onto Mary Unwind Road, when at the junction take the right hand turning onto Baxter Row. Proceed onto Southend, followed by South Green, and at the junction take the right hand turning. Proceed into Toftwood and take the right hand turning onto Hillcrest Avenue, followed by the left turning onto Hillfields where the property will be found on the right hand side with a 'For Sale' board erected.

For further information and to arrange your viewing, please contact our friendly and professional staff.

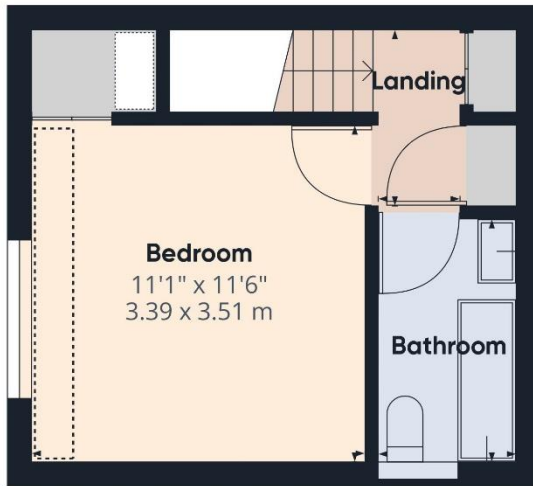
This property is being marketed by our Dereham office and the property reference is AD0243.

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. Also if there is anything in particular that you require clarification on - call the office before viewing. For further information see Consumer Protection from Unfair Trading Regulations 2008.





Ground Floor



Floor 1



Approximate total area⁽¹⁾

455.98 ft²
42.36 m²

Reduced headroom

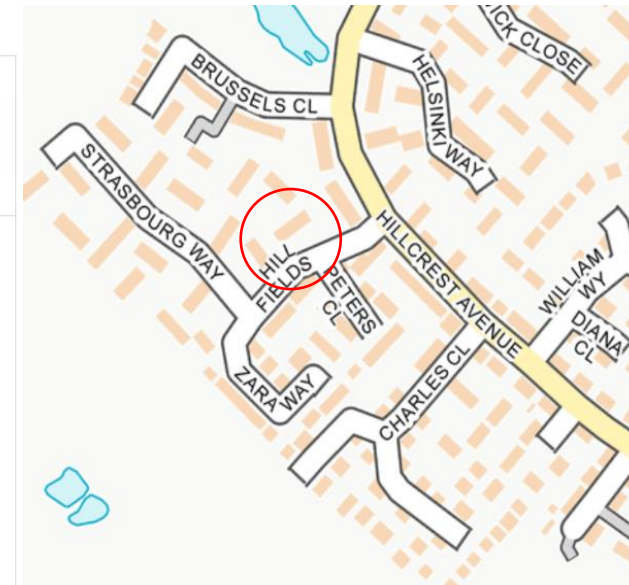
14.54 ft²
1.35 m²

(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		89
(69-80) C		
(55-68) D	70	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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