



Photo To Follow

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This immaculate cluster house overlooks a communal lawned area and has the benefit of a low maintenance garden with artificial lawn together with an allocated off road parking space. The property has a fitted kitchen which is open to the lounge/diner and benefits from a downstairs cloakroom. There is a double bedroom with built in wardrobes and a bathroom upstairs.

Available: End of September 2023

Furnishing: Unfurnished

Council Tax: Band A

No smokers

No pets

Damage Deposit: £805.00

Holding Deposit: £161.00

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 Stone Road, followed by the left turning onto Hillcrest Avenue. Take the third left hand turning onto Helsinki Way and proceed to the end of the road. Turn left into the carpark where the property will be found.

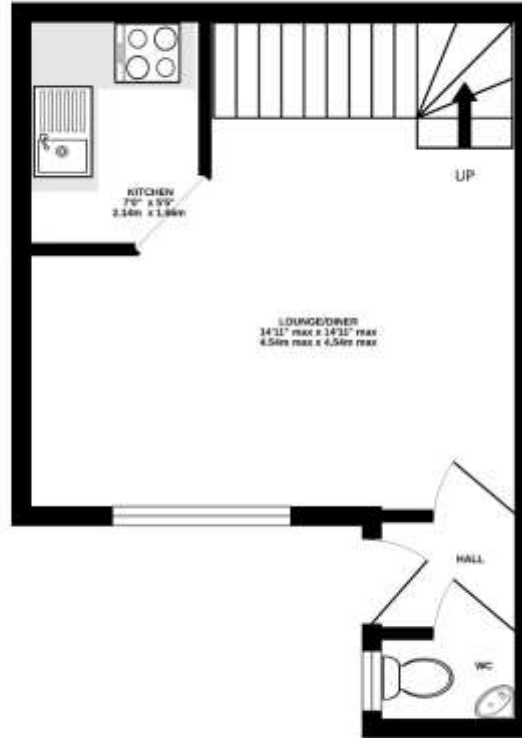
Situation

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. Dereham has a good selection of primary and secondary education, and the North Norfolk coast is also within a 40 minute drive.

N.B. There are no internal photos at present as the property is undergoing some improvement works.

EPC Rating: D/59

GROUND FLOOR
250 sq.ft. (23.2 sq.m.) approx.



1ST FLOOR
222 sq.ft. (20.6 sq.m.) approx.



TOTAL FLOOR AREA: 472 sq.ft. (43.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Dereham Office

37 Quebec Street, Dereham, NR19 2DJ

01362 696895

post@parsonsandcompny.co.uk

PARSONS
&
COMPANY

Reepham Office

Market Place, Reepham, NR10 4JJ

01603 870473

info@parsonsandcompny.co.uk