





This recently updated semi-detached house boasts fitted kitchen, 18'11 lounge, 3 good sized bedrooms, with built in wardrobes to the main, and a family bathroom. Outside, the property benefits from an enclosed rear garden laid to patio for ease of maintenance with sheltered area and garden shed, patioed front garden and an en-bloc garage.

Available: November 2024

Furnishing: Unfurnished

Council Tax: Band B

No smokers

No pets

Damage Deposit: £1,323.00

Holding Deposit: £264.00

#### Situation

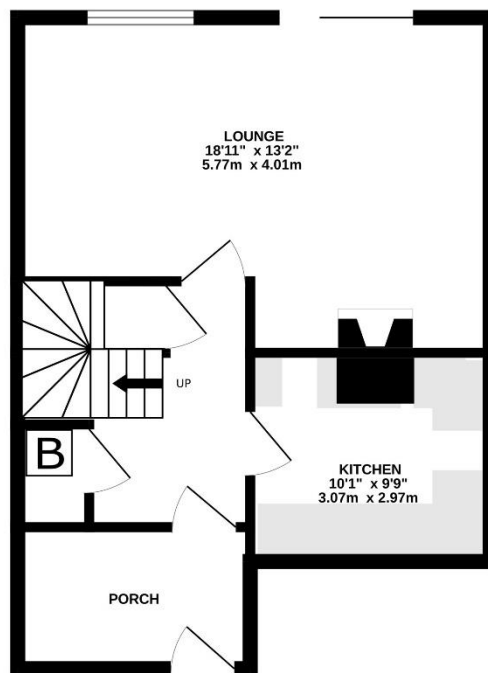
Hockering is a village situated just north of the A47, approximately 7 miles east of Dereham and 10 miles west of Norwich with fast and easy access along the A47 trunk road. The village has a good school, small post office stores, public house and there are further facilities approximately 2 miles south in Mattishall.

#### Directions

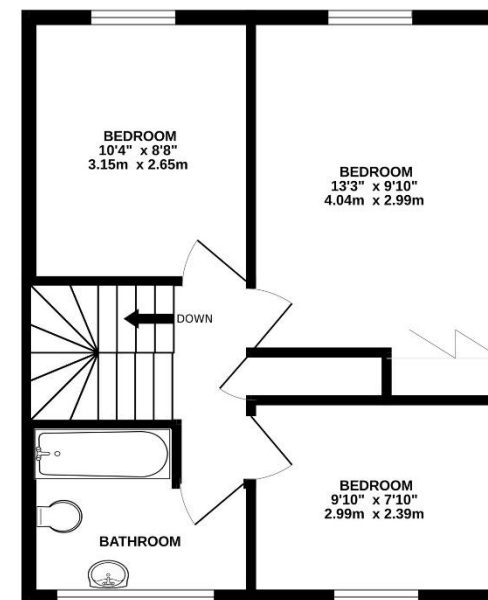
To find the property from Dereham travel east along the A47 in direction of Norwich. At the end of the dual carriageway take the next left hand turning into Hockering village along The Street. Follow the road through the village and turn right into Yew Tree Court. The property can be found down a pedestrian pathway.

EPC rating: D/61.

GROUND FLOOR  
423 sq.ft. (39.3 sq.m.) approx.



1ST FLOOR  
420 sq.ft. (39.1 sq.m.) approx.



TOTAL FLOOR AREA: 843 sq.ft. (78.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, 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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