



Boyd Avenue, Dereham, NR19 1ND

£300,000

 2  1  3



- IMMACULATE & EXTENDED DETACHED BUNGALOW
- 15'8 KITCHEN/BREAKFAST ROOM & SEPARATE UTILITY
- 9'8 SNUG/BEDROOM THREE
- ENCLOSED REAR GARDEN WITH 13'4 WORKSHOP & SUMMER HOUSE
- NEARBY TO BUS ROUTES & AMENITIES
- TWO DOUBLE BEDROOMS
- 15'8 LOUNGE & SEPARATE 10'4 DINING ROOM
- MODERN SHOWER ROOM
- DRIVEWAY PARKING & SINGLE GARAGE
- MUST BE VIEWED TO BE APPRECIATED



homeworks  
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GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the description contained here, no responsibility is accepted for any inaccuracies. The plan is for illustrative purposes only and should be used as such and not for any proposed purchases. The plan is not to scale and should not be used for planning purposes. House with Mortgage ©2020

**\*\* IMMACULATE & EXTENDED DETACHED BUNGALOW \*\***  
**MUST BE VIEWED TO BE APPRECIATED! CALL NOW TO**  
**ARRANGE YOUR VIEWING ON THIS DELIGHTFUL TWO**  
**BEDROOM DETACHED BUNGALOW. WITH 15'8 LOUNGE | 10'4**  
**DINING ROOM | KITCHEN/BREAKFAST ROOM & SEPARATE**  
**UTILITY | 9'8 SNUG/BED 3 | MODERN SHOWER ROOM |**  
**ENCLOSED REAR GARDEN | DRIVEWAY & GARAGE.**

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		80
(69-80) <b>C</b>		
(55-68) <b>D</b>	64	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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