



Hillcrest Avenue, Dereham, NR19 1TD

welcome to

Hillcrest Avenue, Dereham

A well-presented one-bedroom cluster home with allocated parking, low-maintenance garden and convenient access to local amenities, making it ideal for first-time buyers, downsizers and investors.



We are delighted to bring to the market this well-presented one-bedroom cluster home, conveniently situated within easy reach of Toftwood's local amenities, facilities and regular bus routes.

The accommodation comprises a welcoming lounge, fitted kitchen with space for appliances, a comfortable bedroom featuring a built-in wardrobe, and a three-piece bathroom suite. Designed for practical and low-maintenance living, the property also benefits from electric heating and double glazing throughout.

Externally, the property enjoys an attractive front garden laid to shingle for ease of upkeep, while an allocated off-road parking space is located to the rear, providing added convenience.

Offering an excellent opportunity for a wide range of buyers, including first-time purchasers, downsizers, retirees and investors, this charming home combines comfortable living with a convenient location. Early viewing is highly recommended to fully appreciate all that this property has to offer.



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Hillcrest Avenue, Dereham

- Well-presented one-bedroom cluster home
- Fitted kitchen with space for appliances
- Double bedroom with built-in wardrobe
- Three-piece bathroom suite
- Low-maintenance front garden laid to shingle

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: A

£150,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DRM118369 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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