



7 Recreation Road, Toftwood

Guide Price £190,000 - £200,000

This well-presented semi-detached bungalow is ideally situated in a popular and convenient location and is offered to the market with no onward chain, making it an excellent opportunity for a wide range of buyers.

The accommodation begins with an entrance porch, leading through to the living room. To the rear of the property is the kitchen/diner, offering ample space for cooking and dining with access to the garden.

The bungalow benefits from two bedrooms, which are serviced by a bathroom suite.

Externally, the property enjoys an enclosed rear garden, along with a single garage offering additional storage or parking.

Services

Gas central heating. Mains water, drainage, and electricity are connected.

N.B. Please note exchange of contracts is subject to a Grant of Probate.

This property is being marketed by our Dereham office and the property reference is AD0545.



Situation

Toftwood is a residential district of Dereham situated approximately 2 miles from the thriving town centre, to which there is a regular 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.

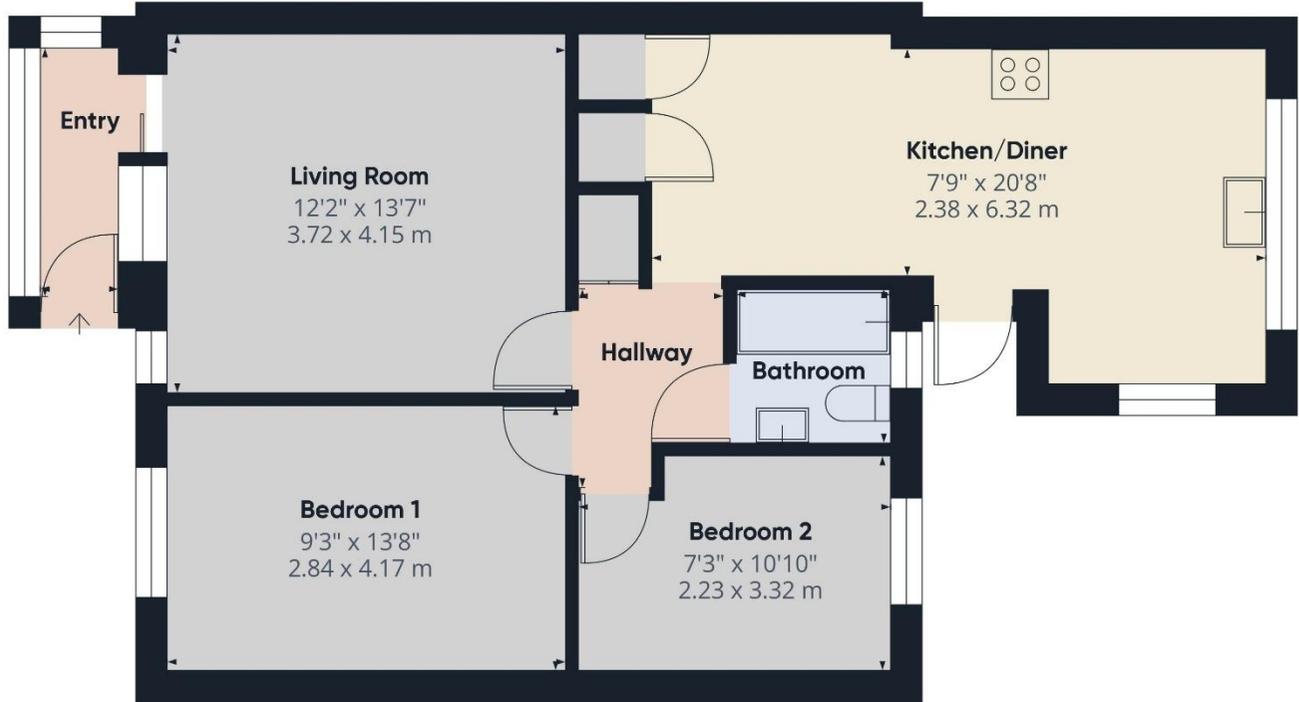
Directions

To find the property head out of the town along Yaxham Road and then take the right hand turning into Shipdham Road, heading under the flyover in direction of Toftwood. Proceed along Shipdham Road and then take the right hand turning into Hillcrest Avenue. Continue along taking the forth left hand turning into Recreation Road, followed again by the next left hand turning. At the end of this road the bungalow can be accessed via a pathway on foot.

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

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.





Approximate total area⁽¹⁾
670 ft²
62.3 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

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