



## 3 Boyd Avenue

Guide Price £250,000 - £260,000

Located in a popular area, this spacious semi-detached house is well-presented throughout and benefits from no onward chain!

The property features a bright and welcoming living room with a dining area, along with a modern fitted kitchen, which is complemented by an additional utility room and a ground floor WC.

Upstairs, you'll find three bedrooms, two of which are doubles and the third a good-size single, which are all serviced by a bathroom suite.

Outside, the property benefits from an enclosed rear garden, a single garage and driveway for multiple vehicles.

Situated in a popular location, this home is close to local amenities, schools, and transport links.

### Services

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

This property is being marketed by our Dereham office and the property reference is AD0503.



## 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.

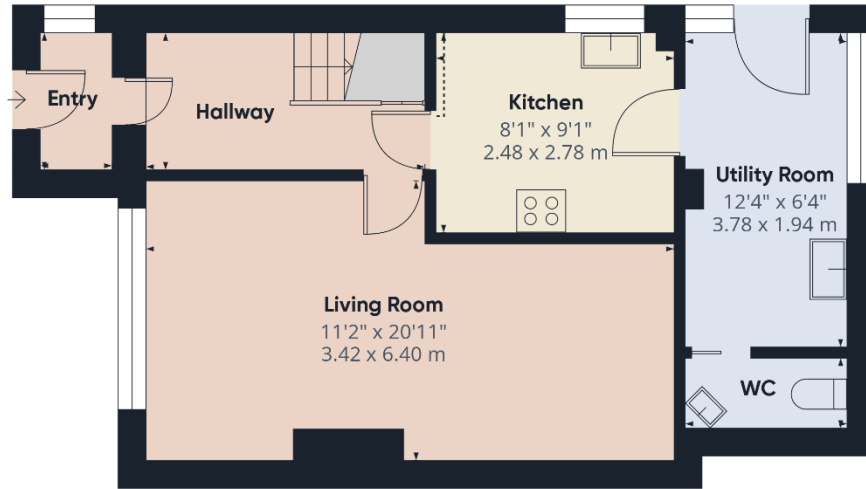
## Directions

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 left hand turning onto School Lane, opposite the Co-op, followed by the first right turning into Boyd Avenue. At the junction, turn left and the property will be found on the left hand side identified by a Parsons & Company 'For Sale' board.

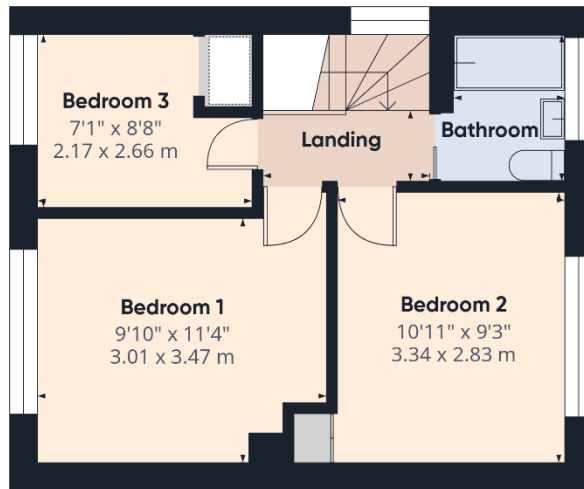
## For further information and to arrange your viewing, please contact our friendly and professional staff.

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.





Ground Floor



Floor 1



Approximate total area<sup>(1)</sup>

794 ft<sup>2</sup>  
73.9 m<sup>2</sup>

Reduced headroom

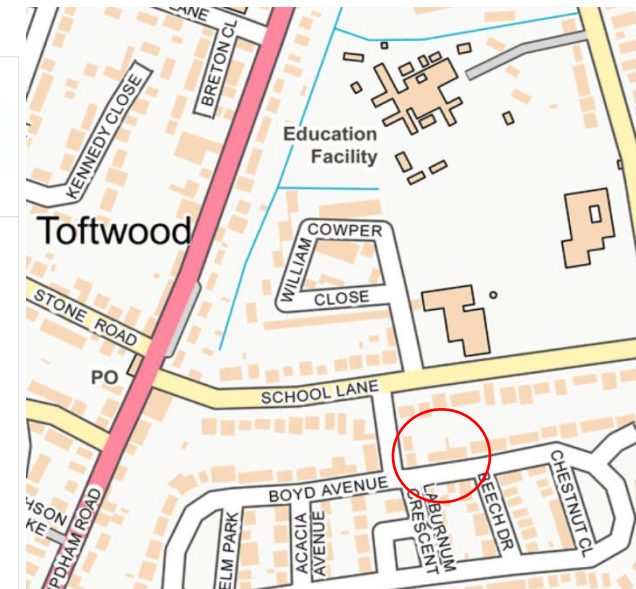
1 ft<sup>2</sup>  
0.1 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

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+) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>	<b>72</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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