



6 Canons Close

Guide Price £100,000 - £110,000

Set within a popular and well-established location, this ground floor flat presents an excellent opportunity for buyers looking to put their own stamp on a home. Offered with no onward chain, the property is ideal for first-time buyers, investors, or those seeking a renovation project.

The accommodation begins with an entrance hallway featuring a useful storage cupboard, leading through to a spacious living room that offers natural light. The kitchen is of a good size, providing ample scope for modernisation and redesign to suit individual tastes.

The property further comprises two well-proportioned bedrooms and a bathroom, all of which would benefit from updating, allowing the new owner to create a space tailored to their needs.

Externally, the flat boasts a rear garden, offering outdoor space with great potential for landscaping or entertaining. Requiring renovation throughout, this property represents a fantastic opportunity to add value and create a personalised home in a sought-after area.

Services

Electric storage heaters. Mains electricity, water and drainage connected.

Leasehold Information

Years remaining: Appox. 71 years

Annual Service Charge: £TBC

Ground Rent: £10



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. 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 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 right turning onto Middlemarch Road, followed by the left turning onto George Elliot Way, and then right onto Watersfield Way. Take the second left turning into Canons Close where the property will be found at the end of the road on the right hand side.

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

This property is being marketed by our Dereham office and the property reference is AD0579.

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.





PARSONS
— COMPANY —

Approximate total area**
558 sq ft
55.7 m²

(1) Excluding balconies and terraces.

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

GRAFFI 360



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		