



An immaculate end terraced house which is available immediately. Offering modern accommodation including fitted kitchen, lounge/diner, 2 bedrooms and bathroom. The property also benefits from an enclosed rear garden together with allocated off road parking.

Available: Immediately  
Furnishing: Unfurnished  
Council Tax: Band A  
No Smokers  
No Pets

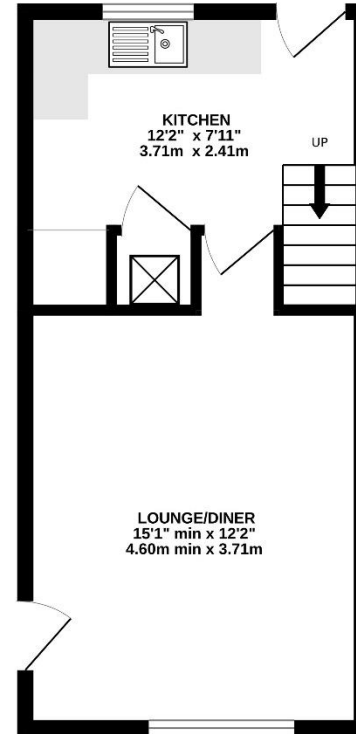
Damage Deposit: £920.00  
Holding Deposit: £184.00

**Directions**  
To find the property leave Dereham Market Place via Church Street, proceed into Littlefields and at the 'T' junction turn right into Southend. At the next 'T' junction turn right, proceed underneath the flyover and into Toftwood. Take the right hand turning after the Co-Op/Post Office onto Hillcrest Avenue. Follow the road and take the right hand turning onto William Way and proceed to the end of the road where the parking space for the property will be found.

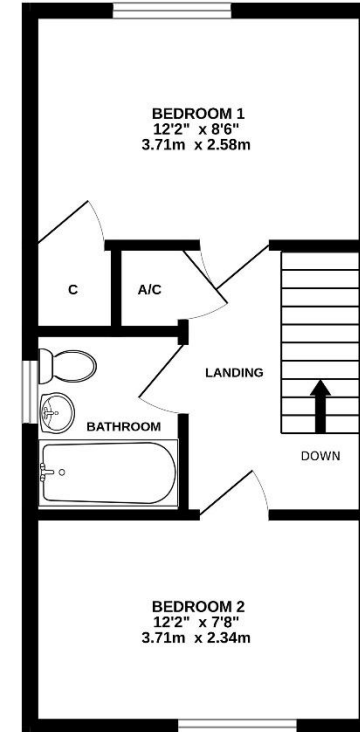
**Situation**  
Toftwood is a residential district of Dereham situated approximately half a mile from the thriving town centre, to which there is a half hourly bus service. The property is also within walking distance to Toftwood Primary and Infant school. Dereham itself is a well-served Breckland market 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.

EPC Rating: E/51

GROUND FLOOR  
315 sq.ft. (29.3 sq.m.) approx.



1ST FLOOR  
315 sq.ft. (29.3 sq.m.) approx.



TOTAL FLOOR AREA : 630 sq.ft. (58.5 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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