



43 William Way

£175,000

A well presented two-bedroom terraced house situated within the popular area of Toftwood, Dereham.

This home is ideal for a first-time buyer, investor or someone simply looking to downsize.

This home benefits from a porch, spacious living room, plus a fitted kitchen with recess of appliances to the back, there is even room for an American style fridge/freezer.

Upstairs, there are two generous bedrooms with plenty of space for wardrobes plus a family bathroom suite set in between complete with panelled bathtub and overhead shower.

Outside, to the front, is an enclosed small front garden area with laid patio and some shrubs.

To the rear, is a decked area with a pergola. Further one, there is laid grass plus a gate providing rear access.

Additionally, there is allocated parking to front.

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



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 enter Toftwood on Shipdham Road and turn right after the Coop onto Hillcrest Avenue. Take the fifth right hand turning onto William Way, followed by the first left. Proceed to the end of the road and turn right into the carpark, where the property will be found on the left hand side.

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

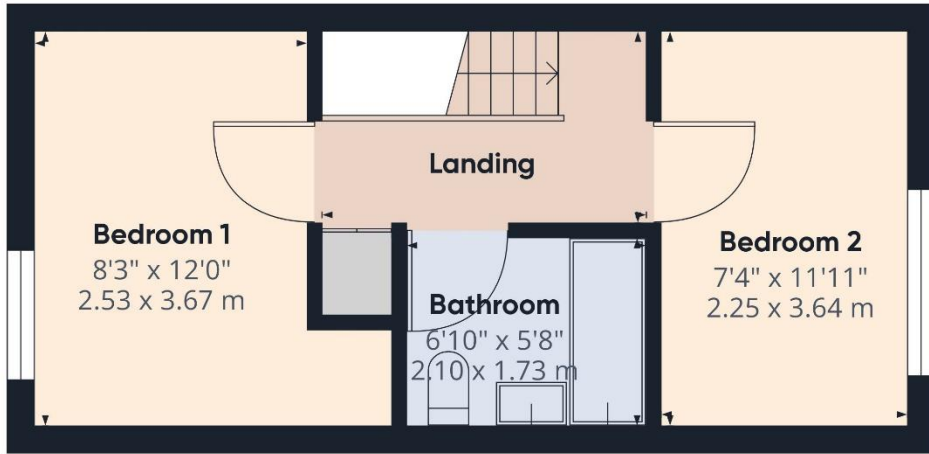
This property is being marketed by our Dereham office and the property reference is AD0190.

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Ground Floor



Floor 1

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Approximate total area⁹

603.36 ft²
56.05 m²

Reduced headroom

12.99 ft²
1.21 m²

Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		90
(81-91) B		
(69-80) C		67
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

England & Wales

EU Directive
2002/91/EC



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