



Hillcrest Avenue, Dereham, NR19 1TD

welcome to

Hillcrest Avenue, Dereham

>>> NO ONWARD CHAIN! GUIDE PRICE £180,000 - £190,000 A 2-bedroom semi detached house, positioned within a popular residential area of Toftwood. Boasting a fitted kitchen, lounge dinner with doors leading to a conservatory then to a private and enclosed rear garden & parking spaces!!



We are delighted to welcome to the market this well-presented 2-bedroom semi-detached house, positioned close to amenities a popular residential area of Toftwood close to local green space and park. The property benefits from a setback off-road position and parking spaces to the rear.

The front entrance welcomes you into the Lounge dinner leading through into the fitted kitchen. The spacious kitchen offers a built-in electric oven with gas hob and built in storage space for and room for further appliances. From the kitchen leads access into the conservatory and further into the enclosed rear garden. There are also stairs up to the first floor where you'll find 2 double bedrooms and a fully fitted family bathroom suite.

Outside, there is a secure and manicured front garden with access to parking spaces at the rear where there is also an enclosed rear garden with access to the garage. Additional features include gas-fired central heating and double-glazed windows.

Offered for sale with NO ONWARD CHAIN, this home will be appealing to an assortment of buyers including first time buyers, downsizers, retirees and investors alike.



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Hillcrest Avenue, Dereham

- ****NO ONWARD CHAIN****
- **GUIDE PRICE £180,000 - £190,000**
- **With Open Plan Dinning/Living Room,**
- **2 Bedroom Semi-Detached House**
- **Private Enclosed Rear Garden**

Tenure: Freehold EPC Rating: C

Council Tax Band: B

guide price

£180,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
DRM117936 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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