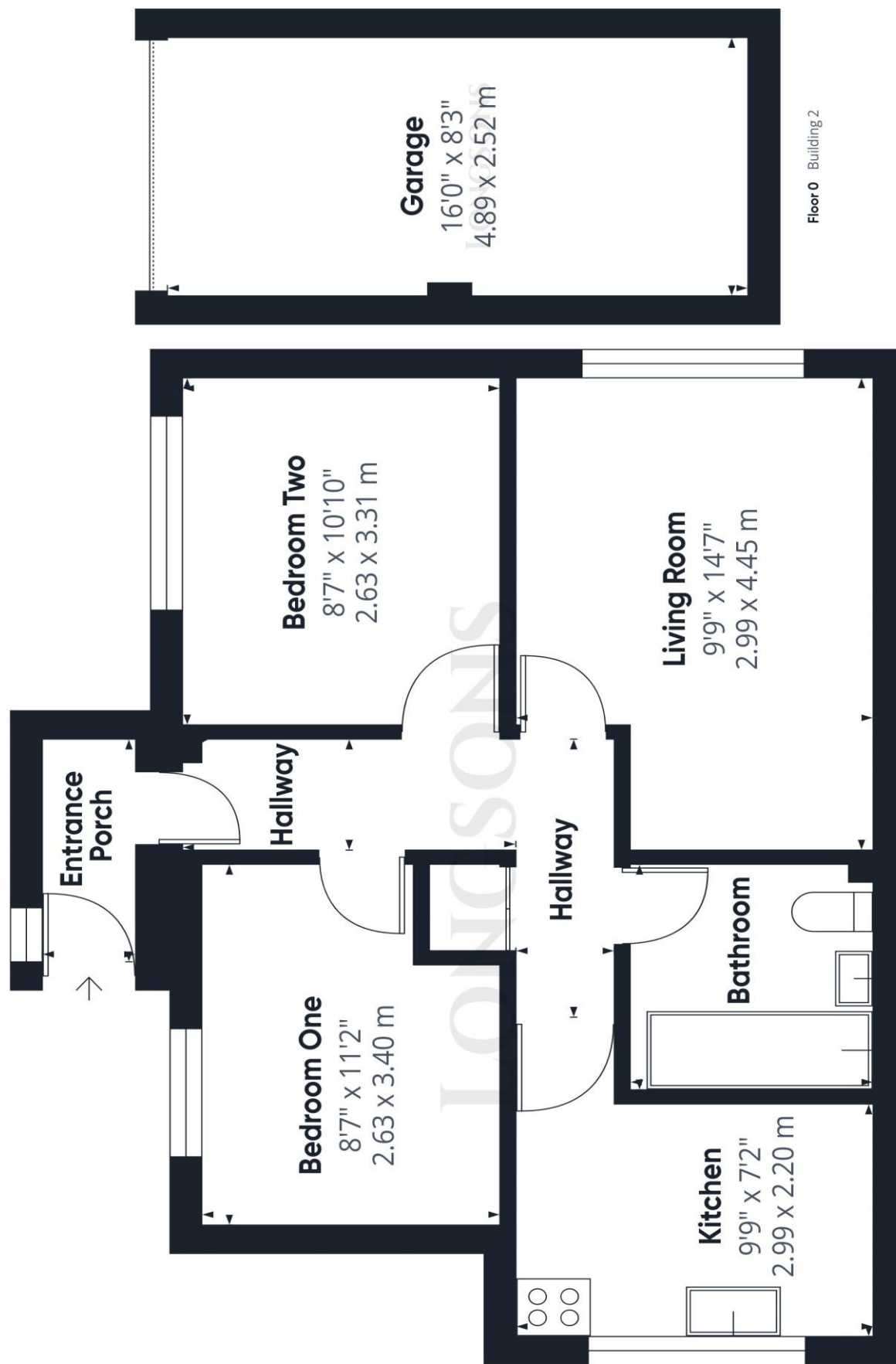




Canons Close, Toftwood, Dereham, NR19 1SN

Well maintained two bedroom ground floor flat with garden situated in the popular village of Toftwood. The property offers lounge, kitchen, allocated parking, garage and UPVC double glazing.

Price £125,000 Leasehold





Situated in the popular village of Toftwood, Longsons are delighted to bring to the market this well maintained ground floor flat, The property offers lounge, kitchen, allocated parking, garage and UPVC double glazing.

Briefly the property offers entrance porch, hallway, kitchen, lounge, two bedrooms, bathroom, garden, parking, en-bloc garage, UPVC double glazing and electric heating.

Toftwood
Toftwood is a large residential village adjoining the popular market town of Dereham. Local amenities include shops, public house, infant and junior school and sport and leisure activities.

There is a regular bus service to Dereham one and a half miles away. Dereham offers a multitude of shopping facilities and large supermarkets, a golf club and Dereham Leisure Centre with gym, modern pool and indoor bowls.

Entrance Porch

UPVC double glazed entrance door to front, UPVC panel with double glazed window to side, door leading to hall.

Entrance Hall

Electric storage heater.

Lounge

14'8" (4.47m) x 9'10" (3m)
UPVC double glazed window to rear, electric storage heater.

Kitchen

9'10" (3m) x 7'3" (2.21m)

Fitted kitchen units to wall and floor, work surface over with one and half sink unit with mixer tap and drainer, tiled splashback, space for tall fridge/freezer, space for cooker, space and plumbing for washing machine, UPVC double glazed window to front.

Bedroom One

11'2" (3.4m) x 8'7" (2.62m)

Electric storage heater, UPVC double glaze window to side.

Bedroom Two

10'11" (3.33m) x 8'7" (2.62m)

Electric storage heater, UPVC double glaze window to side.

Bathroom

Bath with mixer tap and shower attachment, extractor fan, partly tiled walls, hand wash basin, WC, wall mounted fan heater.

Side and Rear Garden

Patio seating area, path to rear garden, area laid to lawn, hedge and wooden fence to perimeter, shrubs and plants to beds and borders.

En-Bloc Garage

Up and over door for access.

Agent's Notes

EPC rating TBC (Full copy available on request).

Council tax band A (Own enquiries should be made via Breckland District Council).

Agent's Note 2

A lease term of 999 years has been agreed at a peppercorn rate - an upkeep of 50% of the annual service charge cost.

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.

- Two Bedroom Ground Floor Flat
- Popular Location
- Picturesque Garden
- Energy Efficiency Rating TBC
- UPVC Double Glazing
- En-Bloc Garage and Parking

