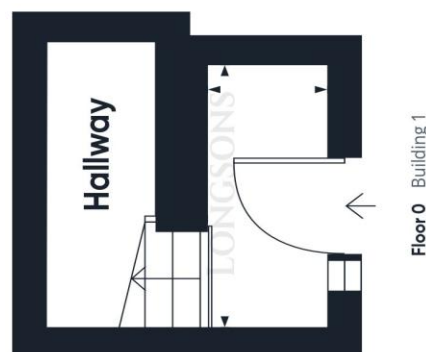
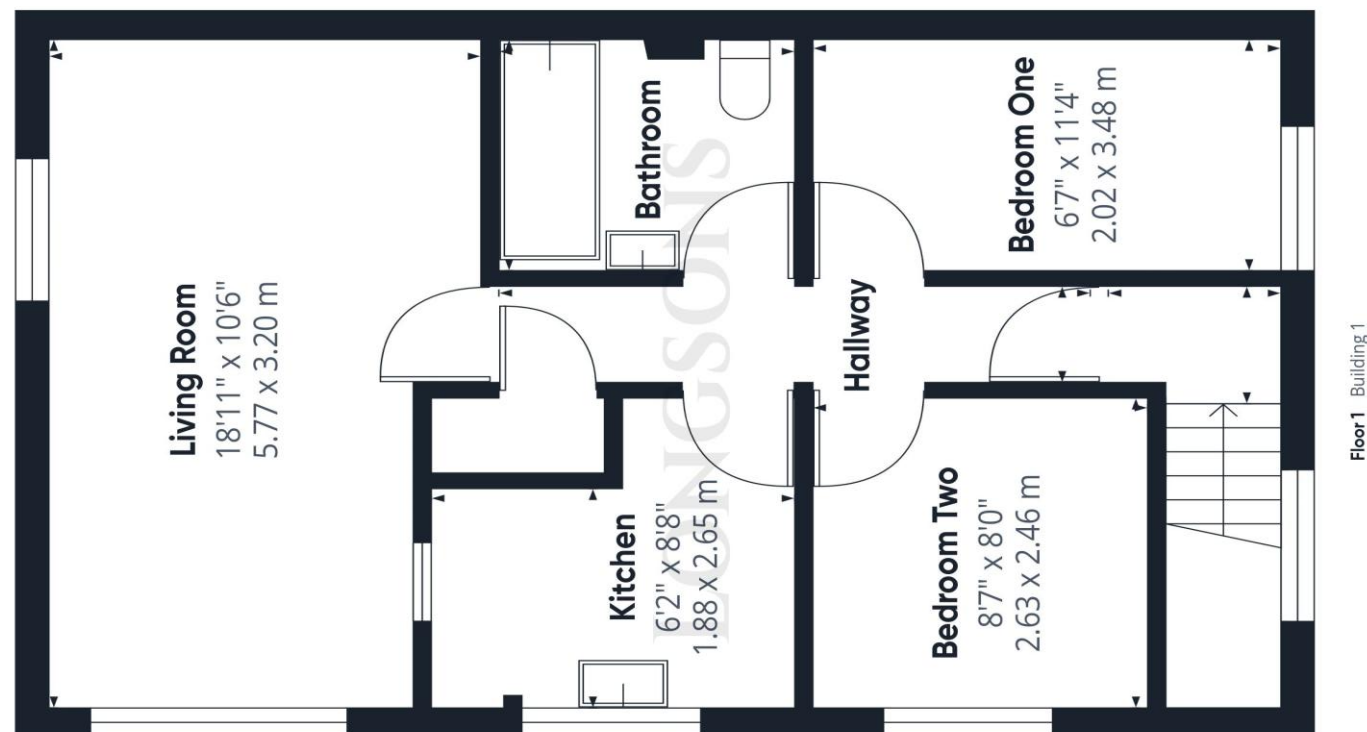




Canons Close, Toftwood, Dereham, NR19 1SN

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

Price £140,000 Leasehold



Bathroom

Bath and hand washbasin with tiled splashback, WC, wall mounted electric heater, extractor fan.

Outside Front

Gated access with pathway to front door, area to lawn, shrubs and plants to beds and borders, wooden garden shed, wall and hedge to perimeter.

En-Bloc Garage

16'1" (4.9m) x 8'2" (2.49m)

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 First Floor Flat
- Lounge/Dining Room
- Picturesque Garden
- Energy Efficiency Rating D65
- UPVC Double Glazing
- En-Bloc Garage and Parking

Situated in the popular village of Toftwood, Longsons are delighted to bring to the market this well-maintained, two-bedroom ground-floor flat.

Offering comfortable and practical accommodation, the property features a spacious lounge/dining room, fitted kitchen, two bedrooms and a bathroom. Further benefits include UPVC double glazing, electric heating, allocated parking, an en-bloc garage and garden area.

The accommodation briefly comprises an entrance porch, hallway, kitchen, lounge/dining room, two bedrooms and bathroom.

TOFTWOOD

Toftwood is a popular residential village adjoining the bustling market town of Dereham. The village offers a range of

local amenities, including shops, a public house, infant and junior schools, together with various sports and leisure facilities. A regular bus service provides convenient access to Dereham, approximately one and a half miles away. Dereham offers an excellent range of shopping facilities, including major supermarkets, along with a golf club and Dereham Leisure Centre, which features a gym, modern swimming pool and indoor bowls.

Entrance Hall

UPVC double glazed entrance door with UPVC double glazed full length window to front, stairs leading to first floor.

Stairs and Landing

UPVC double glazed window to front. loft access.

Kitchen

8'8" (2.64m) x 6'2" (1.88m)

Fitted cabinets to wall and floor, work surface over, sink unit with hot and cold taps and drainer, space for cooker, space and plumbing for washing machine, electric bar heater, UPVC double glazed window to side.

Lounge/Dining Room

18'10" (5.74m) x 10'6" (3.2m)

Electric storage heater, UPVC double glazed window to side and rear.

Bedroom One

8'6" (2.59m) x 8'0" (2.44m)

Electric storage heater, UPVC double glazed window to side.

Bedroom Two

11'4" (3.45m) x 6'7" (2.01m)

Electric storage heater, UPVC double glazed window to front.

