



**Norwich Street, Dereham, NR19 1BX**

**welcome to**

**Norwich Street, Dereham**

**\*\*VIEWINGS ARE ESSENTIAL\*\*** Check out this top floor 2 bedroom flat, located in this well-established building within the heart of Dereham town centre amenities. The accommodation offers open plan living with electric heating, 3 piece bathroom, 1 allocated parking space & more!



## Description

We are excited to present to the market this well presented top floor 2 bedroom flat, located within a Grade II listed building in the heart of Dereham town centre.

In brief, the internal accommodation comprises; entrance porch, open plan lounge/fitted kitchen with decorative fireplace, inner hallway with built-in storage, two bedrooms and the bathroom. Outside, the property benefits from a private car park which includes one allocated parking space and visitors parking. Coupled with the accommodation, the property further benefits from electric heating.

Appealing to an assortment of buyers including first time buyers, downsizers, investors and retirees alike, an internal viewing is highly recommended!

## The Accommodation

### Entrance Porch

External entrance door to front aspect, door opening to bedroom one and further door opening to;

### Lounge / Kitchen

20' 4" x 14' 4" ( 6.20m x 4.37m )

The welcoming lounge provides fitted carpet flooring, central fireplace, radiator and secondary windows to side aspect. The fitted kitchen provides a range of wall and base units with complementary rolled edge work surfaces over, inset stainless steel sink and drainer with mixer tap above, tiled splashbacks, built-in electric oven, inset electric hob with extractor hood over, space for fridge freezer, plumbing available for washing machine, wood effect flooring, double glazed window to rear aspect and door opening to;

### Inner Hallway

With fitted carpet flooring, cupboard housing boiler, built-in storage cupboard, loft access, radiator and doors opening to both bedrooms and bathroom.

### Bedroom One

15' 1" x 8' 8" ( 4.60m x 2.64m )

With fitted carpet flooring, loft access, radiator, secondary window to side aspect and skylight window.

### Bedroom Two

7' 3" x 6' 6" ( 2.21m x 1.98m )

With fitted carpet flooring, radiator and secondary window to side aspect.

### Bathroom

Partially tiled, three piece suite comprising low level w.c, hand wash basin, panelled bath with shower head over, wood effect flooring and radiator.

## Outside

The property benefits from a private car park to the side which offers 1 allocated parking space, along with parking for visitors.

## Agents Note

We understand from the vendor that this property is leasehold; The lease length is 999 years from 1 January 2008. The current ground rent is £50.00 per annum and the service charge is approximately £600 - £700 per annum (including buildings insurance). Further details of this can be obtained from the vendors solicitor at the time of purchase.



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



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## Norwich Street, Dereham

- Perfect For First Time Buyers!
- Top Floor 2 Bedroom Flat
- Open Plan Lounge/Kitchen
- Electric Heating
- 1 Allocated Parking Space
- Private Car Park
- Grade II Listed Building
- Stones Throw Away From Dereham's Amenities

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2008. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

**£130,000**



### directions to this property:

From William H Brown Dereham office, proceed down Church Street, bearing left at Bishop Bonners Cottage and bear left onto Mary Unwin Road. At the t-junction, turn left onto Baxter Row and at the mini round-a-bout, take the first exit towards the town centre. Take the next right hand turn into Norwich Street and the communal parking area for this building can be found on the right hand side, identified by our William H Brown "For Sale" board.



Please note the marker reflects the postcode not the actual property

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Property Ref:  
DRM116011 - 0006

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