



Thorp Court, South Green, Dereham, NR19 1TT

welcome to

Thorp Court, South Green, Dereham

>> NO ONWARD CHAIN! A 2 bedroom ground floor flat, located in this established development within easy reach of Dereham town centre. The property boasts a 15' lounge, fitted kitchen with breakfast bar, well-presented gardens and communal off road parking. Viewings strongly advised!!



Description

We are excited to present to the market this 2 bedroom ground floor flat, located within this compact, well-regarded development, close to Dereham's amenities and facilities.

In brief, the internal accommodation comprises; entrance hall, lounge, fitted kitchen with breakfast bar seating space, two bedrooms and the bathroom. Outside, there is an enclosed rear garden, together with communal off road parking space located at the end of the road. Coupled with the accommodation, the property further benefits from gas fired central heating and double glazed windows throughout.

Appealing to an assortment of buyers, including first time buyers, downsizers, retirees and investors alike, this property must be viewed to fully appreciate the quality and accommodation on offer!

The Accommodation

Entrance Hall

Double glazed entrance door to front aspect, wood effect flooring, radiator, door opening to kitchen and further door opening to;

Lounge

15' 6" x 11' 5" (4.72m x 3.48m)

With fitted carpet flooring, radiator, double glazed window to front aspect and door opening to;

Inner Hallway

With fitted carpet flooring, built-in storage cupboard, doors opening to both bedrooms, bathroom and further door opening to;

Kitchen

12' 6" x 9' 2" (3.81m x 2.79m)

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, space for electric cooker, extractor hood, space for free standing fridge freezer, plumbing available for washing machine, wall mounted boiler, wood effect flooring, breakfast bar, radiator and double glazed window to front aspect.

Bedroom One

11' 4" x 9' 9" (3.45m x 2.97m)

With fitted carpet flooring, radiator and double glazed window to rear aspect.

Bedroom Two

12' 4" x 6' 4" (3.76m x 1.93m)

With fitted carpet flooring, radiator, double glazed window to rear aspect and double glazed external door opening to the rear garden.

Bathroom

Three piece suite comprising low level w.c, pedestal hand wash basin, panelled bath with shower over, part tiled walls, wood effect flooring, heated towel rail and double glazed obscure glass window to side aspect.

Outside

The front of the property is laid to well-tended lawn with decorative plant beds and paved pathway access to the main entrance.

The rear garden is laid predominantly to lawn with shrub beds, paved pathways leading to the shed and side gate, together with timber fencing and mature hedging enclosing the property.

Located further along Thorp Court is a communal parking area which provides off road parking.

Agents Note

We understand from the vendor that this property is leasehold; The lease length is 199 years from 1 September 1982. The current ground rent is £60.00 per annum and the service charge is approximately £480.00 per annum. Further details of this can be obtained from the vendors solicitor at the time of purchase.

Location

Dereham is situated about 16 miles from the City of Norwich. It has a modern shopping centre and large supermarkets, a full range of schools, hotels, churches and public houses. There are regular bus services to all the nearby towns and villages, together with a fantastic route into Norwich City centre. Dereham boasts many sport and leisure activities including Dereham Leisure Centre, which incorporates a full gymnasium, modern pool and indoor bowls. There is also a friendly and sociable golf club located off the well regarded Quebec Road.

directions to this property:

From the William H Brown Dereham office, proceed down Church Street, follow the road around to the left past Bishop Bonners Cottage and at the t-junction, turn right. Continue along this road (Southend), following the road around the sharp left hand bend into South Green and Thorp Court can be found on the left hand side. The property can be found at the end of the road.



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welcome to

Thorp Court, South Green, Dereham

- NO ONWARD CHAIN!
- 2 Bedroom Ground Floor Flat
- Gas Fired Central Heating
- Double Glazed Windows
- Enclosed Rear Garden
- Communal Off Road Parking Space
- Popular Development Close To Town Centre
- Ideal For First Time Buyers Or Buy-To-Let Investors

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 199 years from 01 Sep 1982. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£140,000



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



Please note the marker reflects the postcode not the actual property

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Property Ref:
DRM116473 - 0002

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