



The Old Chapel, Swaffham Road, Wendling, Dereham, NR19 2AB

welcome to

The Old Chapel, Swaffham Road, Wendling, Dereham

>> CALLING FIRST TIME BUYERS AND BUY-TO-LET INVESTORS! An attractive 1 bedroom ground floor apartment, which has undergone recent renovation and improvement throughout. The modern home offers a non-estate, peaceful village location and further boasts off-road parking!



The Accommodation

External entrance door opening to;

Lounge

17' 1" x 13' 3" (5.21m x 4.04m)

With wood effect flooring, radiator, windows to front and side aspects and doors opening to the bedrooms and kitchen.

Kitchen

10' 8" x 4' 4" (3.25m x 1.32m)

A modern 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 stainless steel extractor hood over, wood effect flooring, cupboard housing hot water tank and window to side aspect.

Bedroom One

12' 5" x 10' 6" (3.78m x 3.20m)

With wood effect flooring, radiator, window to side aspect and door opening to;

Bathroom

Fully tiled three piece suite comprising low level w.c, pedestal hand wash basin, panelled bath with shower head over and heated towel rail.

Outside

The property benefits from off road parking to the front.

Agents Note

We understand from the vendor that this property is leasehold; The lease length is 99 years from 20 December 2001. The current ground rent is £100.00 per annum and the current service charge is approximately £218.96 per annum. Further details of this can be obtained from the vendors solicitor at the time of purchase.

Location

Wendling is located close to the bustling market town of Dereham, with easy access to both Norwich and King's Lynn. There is a village hall and a family run hotel/restaurant, Greenbanks, which is located on the edge of the village. Dereham town itself offers 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.



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



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welcome to

The Old Chapel, Swaffham Road, Wendling, Dereham

- GUIDE PRICE £90,000 - £95,000
- Stylish 1 Bedroom Ground Floor Apartment
- Undergone Recent Refurbishment
- Open Plan Lounge/Dining Room
- Fitted Kitchen And Bathroom
- Allocated Off-Road Parking Space
- Non-Estate, Sought-After Village Location
- Perfect For First Time Buyers!

Tenure: Leasehold EPC Rating: D

This is a Leasehold property with details as follows; Term of Lease 99 years from 20 Dec 2001. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£90,000 - £95,000

directions to this property:

Upon entering the village of Wendling from the Dereham direction, proceed past the village hall on the left hand side, where the property can be found on the right-hand side, almost opposite Station Road.



Please note the marker reflects the postcode not the actual property

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Property Ref:
DRM116699 - 0004

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