



The Old Granary, Station Road, Yaxham, Dereham, NR19 1RD

welcome to

The Old Granary, Station Road, Yaxham, Dereham

>> NO ONWARD CHAIN! A 2 double bedroom ground floor apartment, located within this prominent former Granary building within the desirable village of Yaxham. The modern home boasts open-plan living, fitted kitchen & bathroom, allocated parking, electric heating and double glazed windows.



Description

We are excited to present to the market this well-proportioned 2 double bedroom ground floor apartment, offering open-plan living in a village setting. The Old Granary is an architecturally interesting conversion which provides modern design within the fabric of a charming former granary building.

In brief, the accommodation comprises; entrance hall with built-in storage which offers space for washing machine, open-plan kitchen/lounge/diner, two generous bedrooms and the family bathroom suite. Coupled with the accommodation, the property further benefits from electric heating and double glazed windows. Outside, there is an allocated parking space along with communal parking for guests.

Offered for sale with NO ONWARD CHAIN, an internal inspection is strongly advised to fully appreciate this property.

Communal Entrance

Secure intercom entry system and double glazed entrance door opening to;

Entrance Hall

Fitted carpet flooring, built-in storage cupboard with space for washing machine and doors opening to all rooms.

Kitchen/Lounge/Diner

18' 6" max x 24' 7" max (5.64m max x 7.49m max)

Kitchen

A range of wall and floor mounted units with complementary rolled edge work surfaces over, inset stainless steel sink with mixer tap, tiled splashbacks, built-in electric oven, inset electric hob with extractor hood over, space for dishwasher, space for free standing fridge freezer and wood effect flooring.

Lounge/Diner

Wood effect flooring, electric heater, double glazed window to rear aspect and double glazed external door opening to the rear aspect.

Bedroom One

12' 5" max x 11' 3" max (3.78m max x 3.43m max)

Fitted carpet flooring electric heater and two double glazed windows to side aspect.

Bedroom Two

9' 5" x 12' 10" (2.87m x 3.91m)

Fitted carpet flooring electric heater and double glazed window to side aspect.

Bathroom

Three piece suite comprising low level w.c, wall mounted hand wash basin, panelled bath with shower over, tiled splashbacks and tiled flooring.

Outside

The property benefits from an allocated parking space.

Agents Note

We understand from the vendor that this property is leasehold; The lease length is 125 years from 29 September 2005. The current ground rent is £150.00 per annum and the service charge is approximately £2659.89 per annum. Further details of this can be obtained from the vendors solicitor at the time of purchase.

Location

Yaxham is situated about two miles from the bustling market town of Dereham and boasts a Primary School and Yaxham Waters Holiday Park, which is set in 10 acres of wonderful parkland with holiday park, farm shop, fishing lakes and an open-plan farm cafe. Dereham town itself 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.



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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The Old Granary, Station Road, Yaxham, Dereham

- ****NO ONWARD CHAIN****
- Modern Ground Floor Apartment
- Offers 2 Double Bedrooms
- Open-Plan Kitchen/Lounge/Diner
- Electric Heating And Double Glazed Windows
- Allocated Off-Road Parking Space
- Sought-After Village Location
- Ideal For First Time Buyers Or Buy-To-let Investors

Tenure: Leasehold EPC Rating: D

This is a Leasehold property with details as follows; Term of Lease 125 years from 29 Sep 2005. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£150,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DRM116973 - 0002

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