



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

welcome to

The Old Granary, Station Road, Yaxham, Dereham

>> CALLING FIRST TIME BUYERS & INVESTORS! A modern 2 double bedroom ground floor apartment, located within this prominent former Granary building within the desirable village of Yaxham. Offered for sale with NO ONWARD CHAIN, and boasting an open-plan kitchen/lounge/diner & allocated parking!



Description

We are excited to present to the market this well-proportioned 2 double bedroom ground floor apartment, offering open-plan living in a rural 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 cupboard, 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 and doors opening to all rooms.

Kitchen/Lounge/Diner

17' 7" x 17' 8" (5.36m x 5.38m)

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 washing machine, space for free standing fridge freezer and wood effect flooring.

Lounge/Diner

Wood effect flooring, electric heater and two double glazed windows to rear aspect.

Bedroom One

16' 4" x 10' 2" (4.98m x 3.10m)

Fitted carpet flooring electric heater and dual aspect double glazed windows.

Bedroom Two

14' 8" x 10' (4.47m x 3.05m)

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

Bathroom

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

Outside

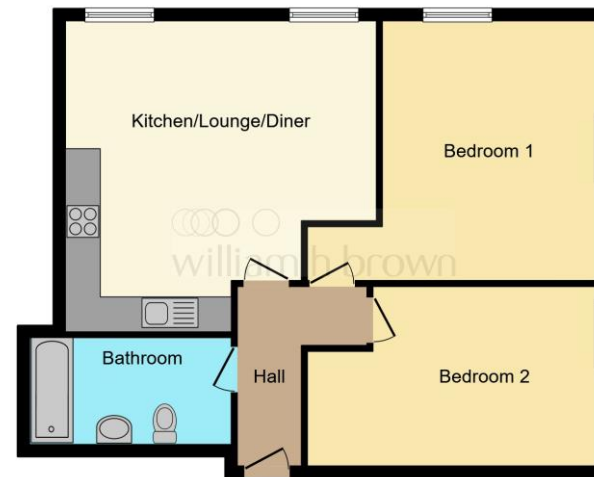
The property benefits from an allocated parking space.

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!
- 2 Double Bedroom Ground Floor Apartment
- Offering Modern, Open-Plan Living
- Fitted Kitchen And Bathroom
- Electric Heating And Double Glazed Windows
- Allocated Parking And Communal Parking
- Popular, Rural Village Setting
- Ideal For First Time Buyers Or Buy-To-let Investors

Tenure: Leasehold EPC Rating: E

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



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Property Ref:
DRM116974 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

directions to this property:

Upon entering the village of Yaxham from the Dereham direction (B1135), turn right into Station Road and the converted Granary 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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