



Flats Chapel Street, Shipdham, Thetford, IP25 7LB

welcome to

Chapel Street Flats, Chapel Street, Shipdham, Thetford

Introducing this 2 bedroom first floor flat, offered for sale with no onward chain, and located within the well-regarded village of Shipdham. The well-presented home boasts electric storage heaters, 19' lounge/diner, fitted kitchen, built-in wardrobes & allocated parking. Viewings are essential!



Description

We are excited to present to the market this 2 bedroom first floor flat, presented in great decorative order throughout and located within a popular development in the well-served village of Shipdham with local amenities close by.

In brief, the internal accommodation comprises; welcoming 19' lounge/diner, fitted kitchen with space for a range of appliances, two bedrooms both offering built-in wardrobes, and the family bathroom. Outside, the property benefits from an allocated parking space to the rear. Coupled with the accommodation, the property further benefits from electric storage heating and double glazed windows.

Appealing to an assortment of buyers including first time buyers, investors, downsizers and small families alike, internal viewing is strongly advised to fully appreciate the accommodation offered for sale!

The Accommodation

Steps lead to the double glazed entrance door which provides entry to;

Lounge/Diner

19' 5" x 11' 4" (5.92m x 3.45m)

Wood effect flooring, electric storage heater, double glazed window to front aspect, door opening to inner hallway and further door to;

Kitchen

11' 8" x 6' 2" (3.56m x 1.88m)

A range of wall and floor mounted units with complementary rolled edge work surfaces over, inset 1.5 bowl sink with mixer tap, tiled splashbacks, space for electric cooker, space for fridge freezer, space for washing machine, tiled flooring and double glazed window to front aspect.

Inner Hallway

Fitted carpet flooring, doors opening to both bedrooms and bathroom.

Bedroom One

12' 9" x 9' 7" (3.89m x 2.92m)

Fitted carpet flooring, built-in wardrobes, electric storage heater and double glazed window to rear aspect.

Bedroom Two

13' x 7' 9" (3.96m x 2.36m)

Fitted carpet flooring, built-in wardrobes, electric storage heater, loft access and double glazed window to rear aspect.

Bathroom

Three piece suite comprising low level w.c, pedestal hand wash basin, panelled bath with shower over, tiled walls, tiled flooring, airing cupboard housing hot water tank and heated towel rail.

Outside

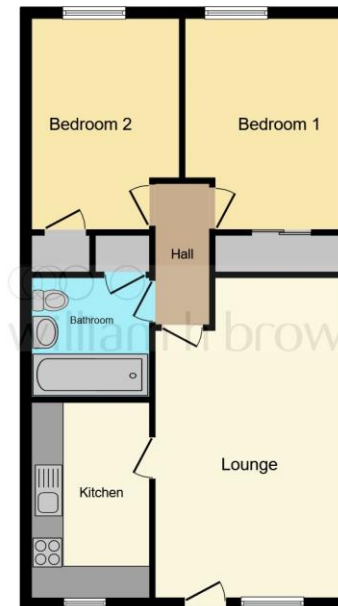
The property benefits from an allocated parking space to the rear aspect.

Agents Note

We understand this property is leasehold with a peppercorn lease of £1.00 per annum. The lease length is 99 years from 14 June 2021. Further details of this can be obtained from your conveyancer at the time of purchase.

Location

Shipdham is a large village situated about 5 miles equi-distant from the bustling market towns of Dereham and Watton. It has extensive amenities including a primary school, which incorporates a play group, shops, a doctor's surgery, a public house and an attractive church. There are regular bus services to both Dereham and Watton.



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

Chapel Street Flats, Chapel Street, Shipdham, Thetford

- ****NO ONWARD CHAIN****
- 2 Bedroom First Floor Flat
- Well-Presented Accommodation
- Fitted Kitchen And Bathroom
- Built-In Wardrobes To Both Bedrooms
- Electric Heating And Double Glazed Windows
- Allocated Parking Space
- Well-Regarded Village Location

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 99 years from 14 Jun 2021. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£130,000



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Property Ref:
DRM117003 - 0004

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 Shipdham via Shipdham Road, proceed straight onto Market Street. As you proceed onto Chapel Street, the property will be situated on the left hand side.



Please note the marker reflects the postcode not the actual property



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