



**Bilney Mews, Bilney Hall, East Bilney, Dereham, NR20 4AL**

**welcome to**

**Bilney Mews, Bilney Hall, East Bilney, Dereham**

A well-presented two-bedroom mid-terrace home located in the sought-after village of East Bilney. The property offers a spacious lounge with doors opening to the rear patio area, a fitted kitchen, utility room and ground floor WC. Upstairs features two generous bedrooms built-in wardrobes.



We are delighted to offer this well-presented two-bedroom mid-terrace home, situated in the popular village of East Bilney. Offering spacious and practical accommodation throughout, this property benefits from a generous lounge with direct access to the rear garden, a separate utility room with downstairs cloakroom.

Upon entering the property, you are welcomed by an entrance hallway, providing access to the fitted kitchen. The kitchen features a range of wall and base units, integrated oven, microwave, and hob, creating a functional and stylish space for everyday living. Utility room with additional cupboard space, sink, and WC. To the rear of the property is a spacious and light-filled lounge, offering ample room for both relaxing and dining. Double doors open onto the rear garden, allowing plenty of natural light to flow through the room, while built-in storage cupboards provide valuable additional storage.

The first floor comprises two generously sized bedrooms, both benefiting from built-in wardrobes. The principal bedroom enjoys the added luxury of an en-suite shower room, while a family bathroom fitted with a three-piece suite, including a bath, serves the remainder of the accommodation.

Outside, the property offers a patio area, providing an ideal space for outdoor seating and entertaining.

**Agent Note: Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead**



**check out more properties at** [williamhbrown.co.uk](http://williamhbrown.co.uk)



welcome to

## Bilney Mews Bilney Hall, East Bilney

- Two-bedroom mid-terrace home
- Popular East Bilney location
- Spacious lounge with doors to the garden
- Fitted kitchen with integrated appliances
- Utility room and ground floor WC

Tenure: Leasehold EPC Rating: D

Council Tax Band: C Service Charge: 540.00

Ground Rent: 260.00

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

# £210,000



Please note the marker reflects the postcode not the actual property

check out more properties at [williamhbrown.co.uk](http://williamhbrown.co.uk)



Property Ref:  
DRM118294 - 0003

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.



william h brown



01362 692238



Dereham@williamhbrown.co.uk



3 Market Place, DEREHAM, Norfolk, NR19 2AW



[williamhbrown.co.uk](http://williamhbrown.co.uk)