



**Thorp Court, South Green, Dereham, NR19 1TT**

**welcome to**

**Thorp Court, South Green, Dereham**

A well-presented two-bedroom ground floor apartment, conveniently located close to Dereham town centre. Offering a spacious lounge with fireplace, fitted kitchen, private enclosed garden, and allocated parking, this property is ideal for first-time buyers, downsizers, or investors.

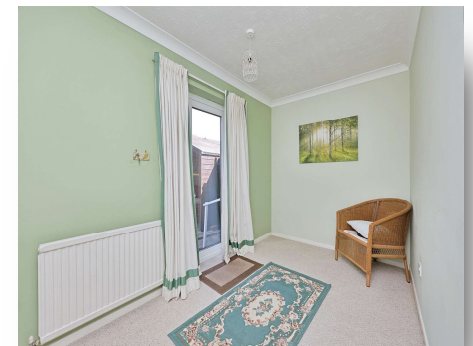


A well-presented two-bedroom ground floor apartment, ideally located within easy reach of Dereham town centre, offering private garden space and allocated parking.

This attractive home provides comfortable and practical accommodation throughout, making it an ideal first-time purchase, downsize or investment opportunity.

The property welcomes you via an entrance hall, leading into a spacious sitting room featuring an attractive fireplace. The fitted kitchen is well arranged, offering ample storage and workspace. There are two bedrooms, including a generous principal bedroom with built-in storage, alongside a neatly presented three-piece family bathroom.

Externally, the property benefits from a fully enclosed private rear garden, predominantly laid to lawn with a patio area and useful garden shed perfect for outdoor relaxation. A lawned front garden further enhances the setting, with the addition of allocated parking.



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welcome to

## Thorp Court, South Green, Dereham

- Ground floor apartment
- Two well-proportioned bedrooms
- Spacious lounge with fireplace
- Fitted kitchen
- Gas central heating

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: Ask Agent

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.

# £140,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
DRM118175 - 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.



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