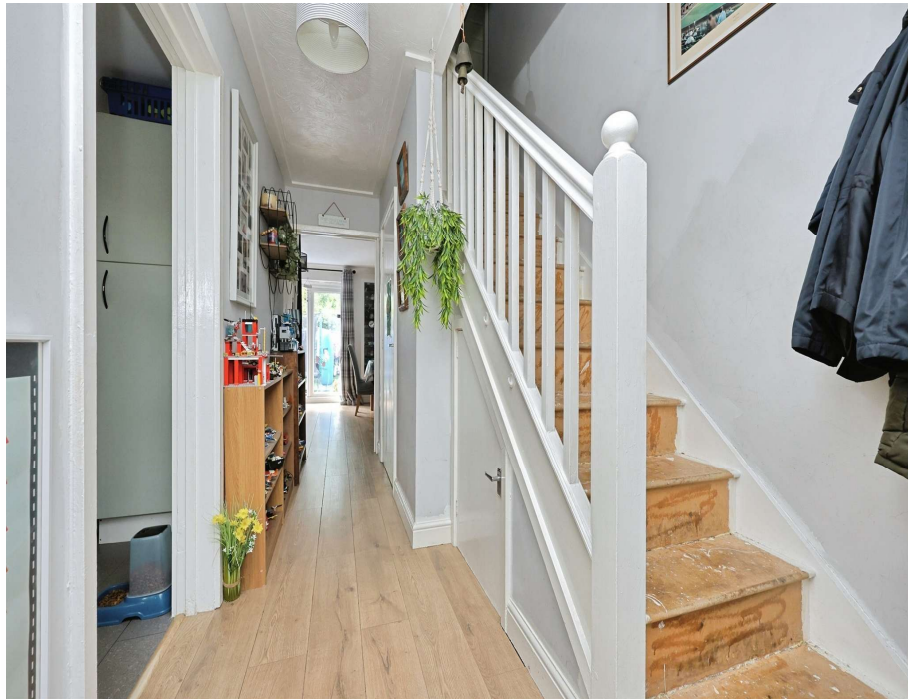


7 Old School Green, Mattishall, Dereham, NR20 3FG

welcome to

7 Old School Green, Mattishall, Dereham

£46.22 per calendar month for rent for 25%. A charming two-bedroom terraced home in the desirable village of Mattishall, offering well-proportioned accommodation, a cosy lounge with French doors, and an enclosed rear garden—perfectly positioned close to local amenities and the village green

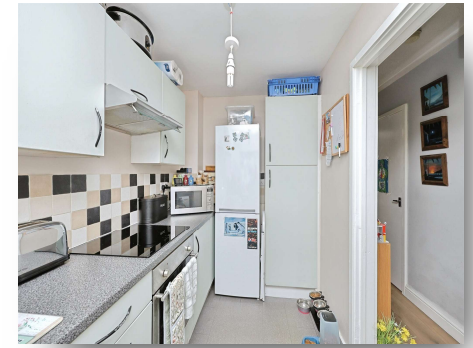


We are delighted to present this two-bedroom terraced home, discreetly positioned within the sought-after village of Mattishall. The property offers a wonderful sense of privacy whilst remaining conveniently close to local amenities and the picturesque village green.

The accommodation is arranged and well proportioned throughout. The ground floor comprises a welcoming entrance hall, a convenient cloakroom, a fitted kitchen with space for appliances, and a beautifully cosy sitting room featuring French doors that open seamlessly onto the rear garden perfect for both relaxation and entertaining.

To the first floor, the property continues to impress with two generous double bedrooms and a well appointed family bathroom.

Externally, the home benefits from an attractive front approach with a neat pathway and low-maintenance shingled area. To the rear, a fully enclosed and generously sized garden provides an ideal setting for outdoor dining, entertaining.



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welcome to

7 Old School Green, Mattishall, Dereham

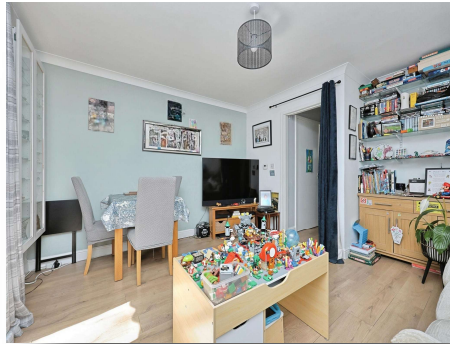
- Two well-proportioned double bedrooms
- Welcoming sitting room with French doors to the garden
- Fitted kitchen with space for appliances
- Convenient ground floor cloakroom
- Generous, fully enclosed rear garden ideal for entertaining

Tenure: Leasehold EPC Rating: C

Council Tax Band: B 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.



Please note the marker reflects the postcode not the actual property

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Property Ref:
DRM118134 - 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.

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