





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

william h brown

welcome to

The Old Granary, Station Road, Yaxham, Dereham

A well-proportioned two double bedroom apartment set within an attractive converted granary, offering stylish open-plan living, allocated parking and a desirable village location! NO ONWARD CHAIN!





We are delighted to bring to the market this beautifully presented two double bedroom apartment, offering spacious open-plan living in a charming village setting.

The Old Granary is an architecturally distinctive conversion, blending contemporary design with the character and charm of its former granary origins.

The accommodation briefly comprises an entrance hall, providing space for a washing machine, leading through to a bright and spacious open-plan kitchen, living and dining area ideal for modern living and entertaining. There are two generously sized double bedrooms and a well-appointed family bathroom suite.

Further benefits include electric heating and double glazing throughout, ensuring comfort and efficiency. There is also direct bus routes to Dereham and Norwich in short walking distance.

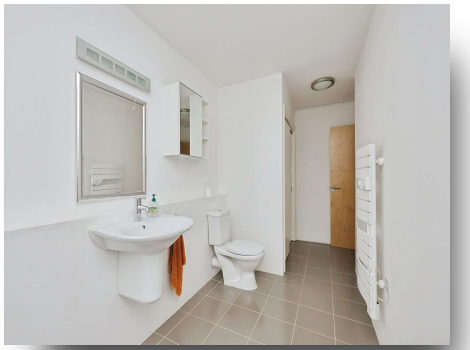
Externally, the property offers an allocated parking space in addition to communal visitor parking. NO ONWARD CHAIN

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.







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The Old Granary, Station Road, Yaxham, Dereham

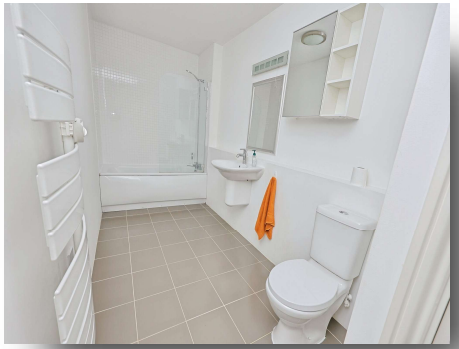
- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- NO ONWARD CHAIN
- Two double bedrooms in Popular village location

Tenure: Leasehold EPC Rating: D
Council Tax Band: B Service Charge: Ask Agent
Ground Rent: 250.00

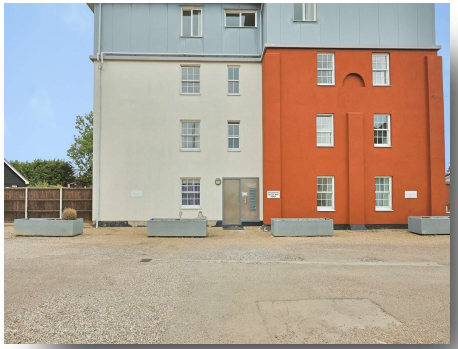
This is a Leasehold property with details as follows; Term of Lease 125 years from 29 Sep 2005. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£70,000









Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
DRM116899 - 0007

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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