Thorp Court, South Green, Dereham, NR19 1TT

william
h brown

welcome to

Thorp Court, South Green, Dereham

A well-presented two-bedroom ground floor maisonette close to Dereham town centre, offering a private garden ideal for first-time buyers, downsizers, or investors.

A well-presented two-bedroom ground floor maisonette, ideally situated within easy reach of Dereham town centre, offering the benefits of a private garden.

This attractive property offers well-proportioned and practical accommodation throughout, making it an excellent choice for first-time buyers, those looking to downsize, or investors alike.

The accommodation is accessed via an entrance hall, leading into a spacious and light-filled living room, ideal for both relaxing and entertaining. The modern fitted kitchen is thoughtfully arranged, providing ample storage and generous work surfaces. There are two comfortable bedrooms, complemented by a contemporary three-piece family bathroom featuring a walk-in shower.

Externally, the property enjoys a fully enclosed private rear garden, predominantly laid to shingle for ease of maintenance, with an attractive patio seating area. To the front, a pathway leads to the entrance, with shingled areas on either side enhancing the property's kerb appeal.

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welcome to

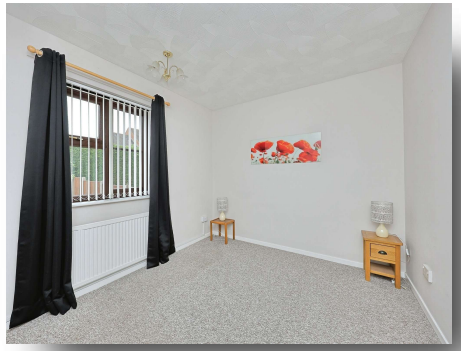
Thorp Court, South Green, Dereham

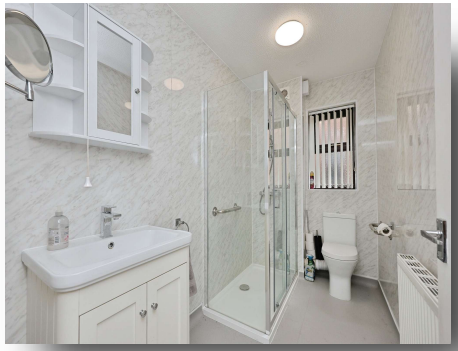
- Ground floor maisonette
- Two well-proportioned bedrooms
- Spacious living room
- Modern fitted kitchen
- Contemporary bathroom with walk-in shower

Tenure: Leasehold EPC Rating: D
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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The Property Ombudsman

Property Ref:
DRM118189 - 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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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.