



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

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!



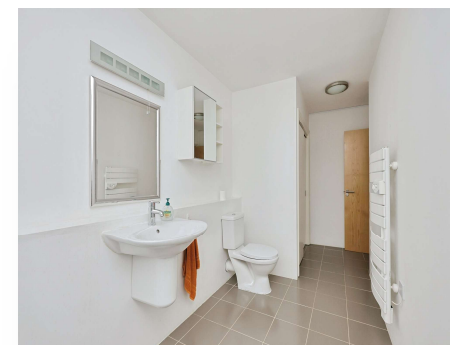
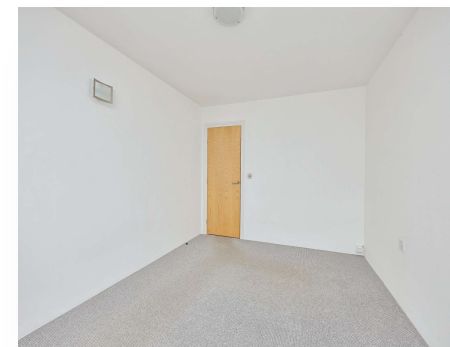
We are delighted to bring to the market this beautifully presented two double bedroom apartment, offering spacious open-plan living in a charming village setting.

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.

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



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The Old Granary, Station Road, Yaxham, Dereham

- NO ONWARD CHAIN
- Two double bedrooms in Popular village location
- Attractive granary conversion
- Open-plan kitchen/living/dining area
- Modern bathroom suite

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.

£120,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DRM116899 - 0006

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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.



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