



High Street, Dereham NR19 1DR

welcome to

High Street, Dereham

TOWN CENTRE LOCATION! A two bedroom modern apartment situated in the heart of the popular market town of Dereham, benefiting from a newly fitted kitchen, sitting room, two double bedrooms and family bathroom. Offered for sale with no onward chain.

The Accommodation

Communal Entrance Hall

Communal hallway and staircase leading to the private entrance door opening to;

Entrance Hall

Wood effect flooring, radiator, window with rear aspect

Sitting Room

12' 6" x 11' 5" (3.81m x 3.48m)

Fitted carpet, radiator, window with front aspect

Kitchen

12' 6" x 8' 7" (3.81m x 2.62m)

Range of wall and base level units, complementary rolled edged worksurfaces, inset stainless steel sink, inset electric hob, built in electric oven, wood effect flooring, space for fridge freezer, washing machine, window with side aspect, stairs to first floor landing

Landing

Fitted carpet, doors to

Bedroom 1

12' 6" x 9' (3.81m x 2.74m)

Fitted carpet, radiator, window with side aspect, loft access, airing cupboard with hot water tank

Bedroom 2

10' 2" x 9' 9" (3.10m x 2.97m)

Fitted carpet, radiator, window with front aspect

Family Bathroom

Three piece suite, low level W.C., pedestal hand wash basin, panelled bath, vinyl flooring, radiator, window with rear aspect





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welcome to

High Street, Dereham

- Situated in the heart of Dereham
- Two double bedrooms
- Newly fitted kitchen
- Spacious accommodation
- Secure entrance

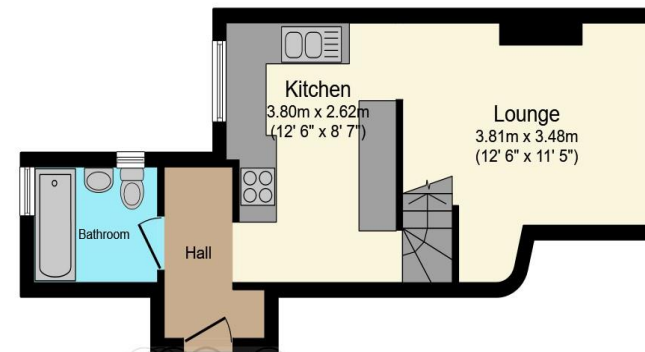
Tenure: Leasehold EPC Rating: D

Council Tax Band: A Service Charge: Ask Agent

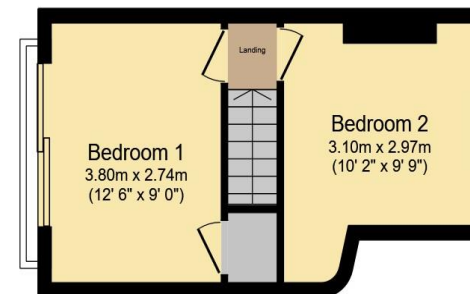
Ground Rent: Ask Agent

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.

£100,000



Ground Floor



First Floor

Total floor area 55.1 m² (593 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Property Ref:
DRM117784 - 0005

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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