



## 2 Bilney Mews, Bilney Hall, Dereham

£210,000

This spacious terraced house offers well-planned accommodation finished to a modern standard throughout. The property features a contemporary fitted kitchen equipped with a range of integrated appliances, providing both style and practicality.

The generous living room benefits from patio doors, allowing plenty of natural light and offering access to the communal rear garden area. Additional ground-floor conveniences include a utility room with WC.

Upstairs, the home boasts two double bedrooms, with the main bedroom enjoying the added benefit of an en-suite shower room, alongside a modern family bathroom.

### Services

Electric heating. Shared septic tank. Mains electricity, and water are connected.

### Leasehold Information:

Years remaining: Approx. 982 years remaining

Ground Rent per annum & Annual Service Charge:  
£260.00 (this is subject to change).



## Situation

East Bilney is a small widespread village situated some 5 miles north of Dereham and 8 miles south of Fakenham on the B.1146 Dereham to Fakenham Road which offers fast and easy access to both centres. The village of Beetley nearby has a modern village school and there are excellent shopping and schooling facilities in both Dereham and Fakenham as well as Litcham.

## Directions

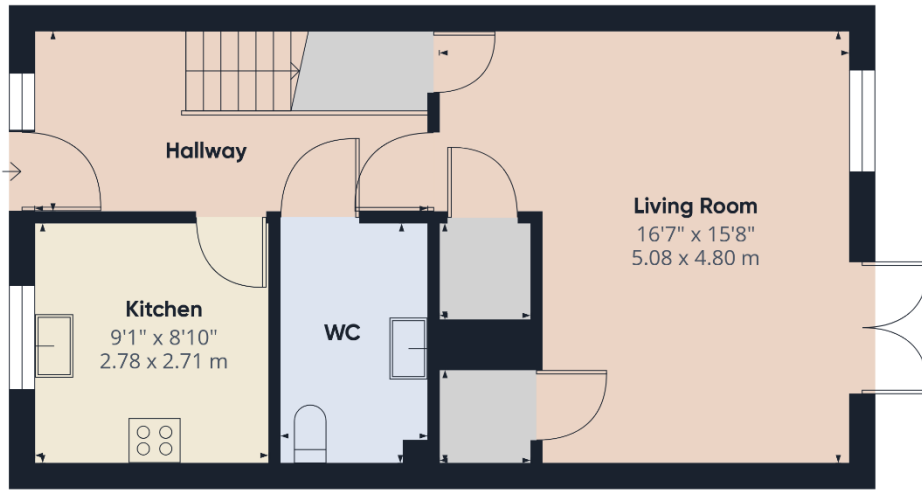
To find the property leave Dereham Market Place by bearing left at the war memorial and turning right opposite The George Hotel. Proceed for about 2 miles and bear left at Corner Nursery, proceeding through the village of Beetley on the Fakenham Road and then into the village of East Bilney. Take the left hand turning, signposted 'Bilney Hall', where the property will be found on the right hand side.

**For further information and to arrange your viewing, please contact our friendly and professional staff.**

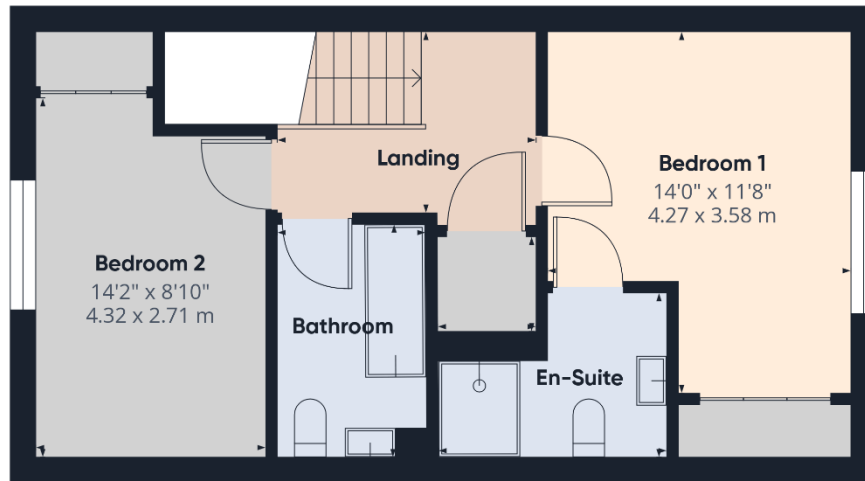
This property is being marketed by our Dereham office and the property reference is AD0555

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. Also if there is anything in particular that you require clarification on - call the office before viewing. For further information see Consumer Protection from Unfair Trading Regulations 2008.





Ground Floor



Floor 1



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Approximate total area<sup>(1)</sup>  
941 ft<sup>2</sup>  
87.4 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	57	67
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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