



Thorp Court, South Green, Dereham, NR19 1TT

welcome to

Thorp Court, South Green, Dereham

A well-presented two-bedroom ground floor flat, ideally located close to Dereham town centre. Recently updated with a modern kitchen and bathroom, the property also benefits from a spacious lounge, conservatory, and a large enclosed rear garden. Early viewing is highly recommended.



We are delighted to offer this beautifully presented two-bedroom ground floor flat, ideally located within easy reach of Dereham town centre and its excellent range of local amenities.

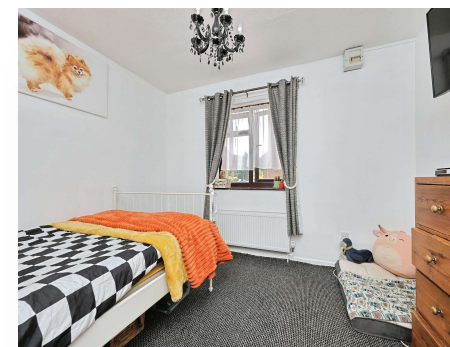
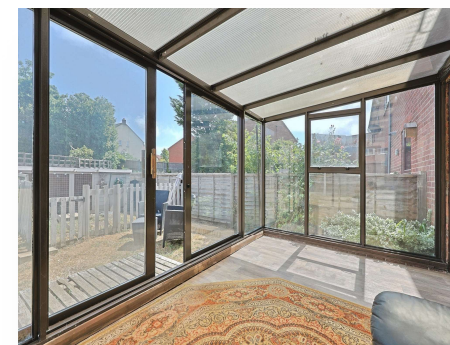
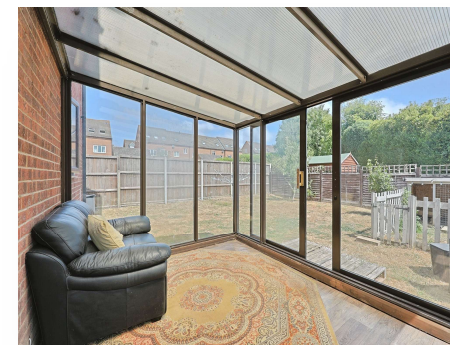
The property has been recently improved and benefits from a modern fitted kitchen, new contemporary bathroom, conservatory, and a generous enclosed rear garden, making it an ideal home for first-time buyers, downsizers, or investors alike.

Accommodation comprises an entrance hallway leading to a stylish newly fitted kitchen with a range of wall and base units and a window overlooking the rear garden. The spacious lounge provides an excellent living and entertaining space and features double doors opening into the conservatory, creating a bright and versatile additional reception area. There are two well-proportioned bedrooms and a modern three-piece family bathroom fitted with a shower over the bath.

Externally, the property enjoys a large enclosed rear garden, predominantly laid to lawn, providing a private outdoor space ideal for relaxing or entertaining.

Early viewing is highly recommended to fully appreciate the accommodation and location on offer.

Agents Note: Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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welcome to

Thorp Court, South Green, Dereham

- Two-bedroom ground floor flat
- Recently fitted modern kitchen
- Contemporary three-piece bathroom
- Spacious and bright lounge
- Conservatory with garden access

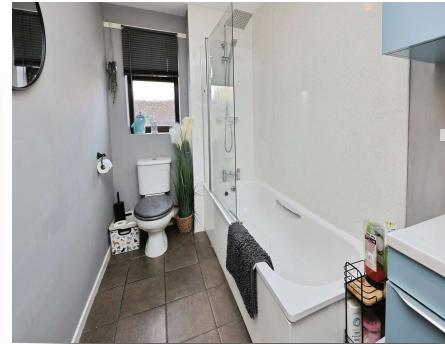
Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: 240.00

Ground Rent: 30.00

This is a Leasehold property with details as follows; Term of Lease 199 years from 01 Sep 1982. Should you require 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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Property Ref:
DRM118283 - 0003

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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