



**Copsey Walk, Dereham NR19 1WP**

**welcome to**

## **Copsey Walk, Dereham**

>> 50% SHARED OWNERSHIP - DON'T MISS YOUR CHANCE TO VIEW! A great opportunity to acquire this 3 bedroom mid-terraced home, located within a well-connected development. Well-presented with modern living, kitchen/diner, private rear garden & 2 allocated parking spaces!



## **The Accommodation**

Double glazed external entrance door opening to;

### **Entrance Hall**

Wood effect flooring, stairs rising to first floor landing, under stairs storage cupboard, radiator, doors opening to lounge, kitchen and further door to;

### **Cloakroom**

Two piece suite comprising low level w.c, pedestal hand wash basin, tiled splashbacks, wood effect flooring, radiator and double glazed obscure glass window to front aspect.

### **Lounge**

16' x 11' 1" ( 4.88m x 3.38m )

Wood effect flooring, radiator and double glazed window to front aspect.

### **Kitchen/Dining Room**

16' 5" x 9' ( 5.00m x 2.74m )

A range of wall and floor mounted base units with complementary rolled edge work surfaces over, inset stainless steel sink with mixer tap, tiled splashbacks, space for electric oven, extractor hood, space for free standing fridge freezer, dishwasher and washing machine, wall-mounted boiler, tiled flooring, radiator, double glazed window to rear aspect and double glazed external door opening to the rear garden.

### **First Floor Landing**

Fitted carpet flooring, airing cupboard housing hot water tank, loft hatch, radiator and doors opening to all bedrooms and family bathroom.

### **Bedroom One**

13' 1" x 10' 2" ( 3.99m x 3.10m )

Fitted carpet flooring, radiator and double glazed window to rear aspect.

### **Bedroom Two**

12' 2" x 10' 7" ( 3.71m x 3.23m )

Fitted carpet flooring, radiator and double glazed window to front aspect.

### **Bedroom Three**

12' 10" x 8' 5" ( 3.91m x 2.57m )

Fitted carpet flooring, built-in storage cupboard, radiator and double glazed window to front aspect.

### **Family Bathroom**

Three piece suite comprising low level w.c, hand wash vanity unit, panelled bath with shower over, part tiled walls, tiled effect flooring, shaver point, heated towel rail and double glazed obscure glass window to rear aspect.

### **Outside**

The front of the property features shingle with a pathway leading to the main entrance. A brickweave road to the side of the home leads to the two allocated parking spaces.

To the rear, there is an enclosed, low-maintenance garden featuring artificial lawn, patio seating space, convenient storage shed and gated access to the side aspect.

### **Agents Note**

Please note the listing price shown of £110,000 is a 50% share, based on the full market value of 220,000. We understand the property is leasehold. The lease length is 99 years from and including 18 January 2013. The current ground rent and buildings insurance is £3,728.28 per annum. Further details of this can be obtained from the vendors solicitor at the time of purchase.

### **Location**

Dereham is situated about 16 miles from the City of Norwich. It has a modern shopping centre and large supermarkets, a full range of schools, hotels, churches and public houses. There are regular bus services to all the nearby towns and villages, together with a fantastic route into Norwich City centre. Dereham boasts many sport and leisure activities including Dereham Leisure Centre, which incorporates a full gymnasium, modern pool and indoor bowls. There is also a friendly and sociable

golf club located off the well regarded Quebec Road.



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## Copsey Walk, Dereham

- \*\*50% SHARED OWNERSHIP\*\*
- Modern 3 Bedroom Mid-Terraced House
- 16ft Lounge And Fitted Kitchen/Dining Room
- Cloakroom And First Floor Bathroom
- Gas Fired Central Heating And Double Glazed Windows

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 99 years from 18 Jan 2013. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

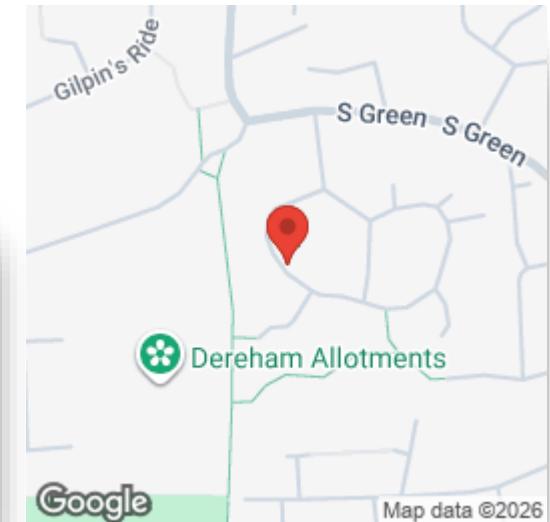
**£110,000**



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### directions to this property:

From William H Brown Dereham office, proceed down Church Street and bear left at Bishop Bonner's Cottage. Continue onto Mary Unwin Road and at the t-junction, turn right onto Baxter Row. Proceed along this road, bearing around to the left and take the right into the Green Park development. Continue along and take the right hand turn into Copsey Walk. The property can be found on the left hand side, identified by our William H Brown 'For Sale' board.



Please note the marker reflects the postcode not the actual property



Property Ref:  
DRM117820 - 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



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