



31a Norwich Street, Dereham, NR19 1BX

welcome to

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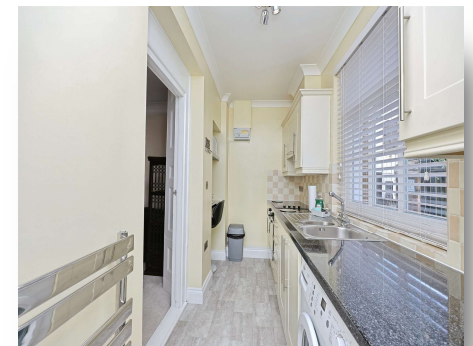
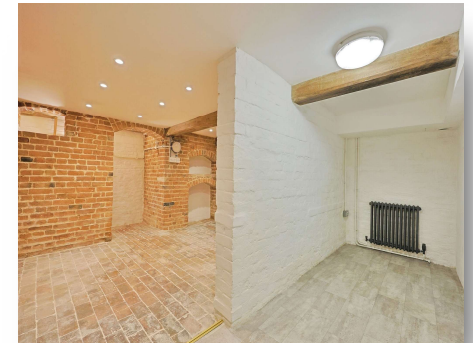
GUIDE PRICE £140000-£150000. A Stunning Two Bedroom Apartment in a Beautiful Period Property in the Heart of Dereham with Fireplaces, Exposed Brickwork Modern Amenities, Spacious Living Room and Fantastic Basement. Parking and NO CHAIN!!



Wow! A superb two storey apartment in a beautiful period building in the heart of Dereham. Full of charm and character blended with modern features, this stunning property is offered with no onward chain and would make an ideal first home, downsize, holiday home or investment.

Situated on the ground floor and benefiting from a door into the living room and from the kitchen. Accommodation comprises a spacious living room with ornate fireplace, a modern kitchen and shower room, a double bedroom with fireplace, a single bedroom with built in beds and cupboards and a hallway providing access to the stairs which lead down to a most impressive basement with exposed brickwork, fireplaces, a cast iron radiator and open space to a handy utility area. The property further benefits from allocated off-road parking.

Given the properties proximity to town, character, features, finish and size it will soon be gone so be quick!



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31a Norwich Street, Dereham

- GUIDE PRICE £140000-£150000
- Stunning Two Bedroom Apartment
- Spacious Living Room with Fireplace
- Basement with Exposed Brickwork
- Modern Kitchen and Shower Room

Tenure: Leasehold EPC Rating: E

Council Tax Band: A Service Charge: 800.00

Ground Rent: 50.00

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2008. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£140,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DRM115757 - 0002

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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