





Grey House 25 Station Road, Foulsham Dereham NR20 5RD

william h brown

welcome to

Grey House 25 Station Road, Foulsham Dereham

Nestled in a popular village, this delightful three-bedroom cottage effortlessly combines timeless character with modern style. Featuring a striking kitchen/diner, spacious accommodation, two bathrooms and a private courtyard, perfect for easy village living.













Agent Notes
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.

Entrance Hall
uPVC entrance door, radiator and uPVC window to the rear.

Lounge
15' 4" x 13' 1" (4.67m x 3.99m)
Wood burner, radiator, stairs to the first floor and two uPVC windows to the front.

Kitchen/Dining Room
22' 7" x 8' 4" (6.88m x 2.54m)
Kitchen with wall and base units, sink with drainer, extractor, tiled splashback, space for cooker, fridge/freezer and dishwasher, uPVC window to the front, rear and side.

Shower Room
Suite comprising of shower cubicle, WC, wash hand basin and uPVC window to the rear.

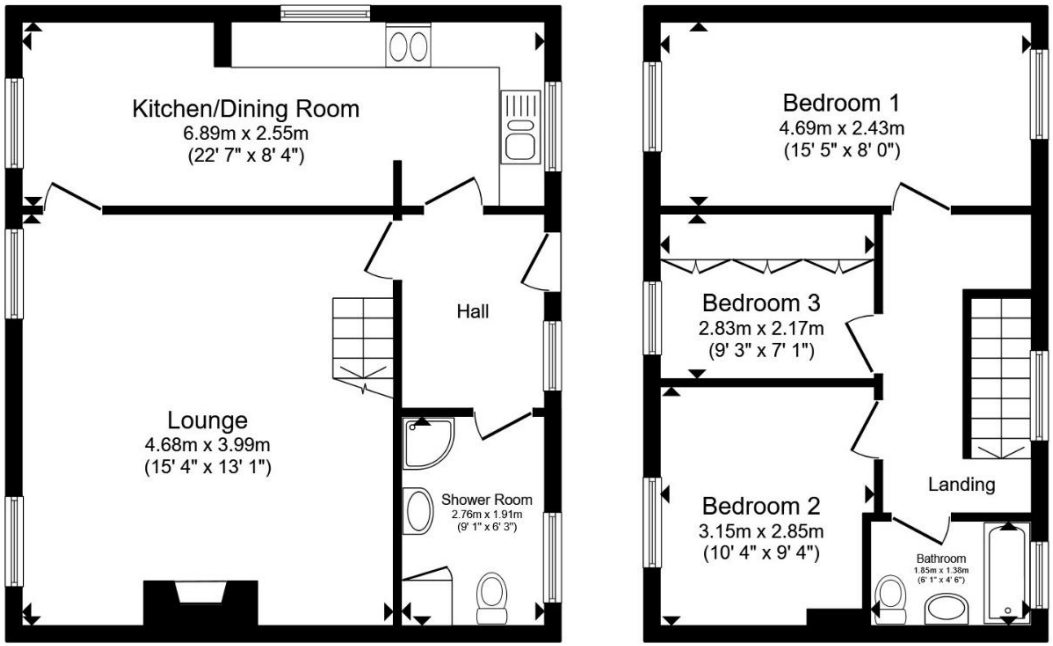
Landing
Radiator and carpet.

Bedroom One
15' 5" x 8' (4.70m x 2.44m)
Radiator, carpet, uPVC window to the front and rear.

Bedroom Two
10' 4" x 9' 4" (3.15m x 2.84m)
Radiator, carpet and uPVC window to the front.

Bedroom Three
9' 3" x 7' 11" (2.82m x 2.41m)
Built in wardrobe, radiator, carpet and uPVC window to the front.

Bathroom
Suite comprising of bath with hand held shower, WC, wash hand basin and uPVC window to the rear.



Ground Floor **First Floor**

Total floor area 93.7 m² (1,009 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.propertybox.io

william h brown

view this property online williamhbrown.co.uk/Property/FKM108617

welcome to

Grey House 25 Station Road, Foulsham
Dereham

- ** NO ONWARD CHAIN **
- THREE BEDROOMS
- POPULAR VILLAGE LOCATION
- PERFECT BLEND OF CHARACTER & MODERN COMFORTS
- TWO BATHROOMS

Tenure: Freehold EPC Rating: D
Council Tax Band: B

offers in the region of

£270,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/FKM108617

The Property Ombudsman

Property Ref:
FKM108617 - 0008

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

01328 864922

Fakenham@williamhbrown.co.uk

Royal Oak House 18 Oak Street, FAKENHAM, Norfolk, NR21 9DY

williamhbrown.co.uk

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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.