



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!!



golf club located off the well regarded Quebec Road.

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



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welcome to

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



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

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Property Ref:
DRM117820 - 0004

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