



Walnut Way, Dereham, NR19 1GE

welcome to

Walnut Way, Dereham

A modern 3 bedroom mid-terraced house, requiring some internal redecoration, located in easy reach of Dereham town centre amenities. The property is offered for sale on a 50% shared ownership basis. Viewing is strongly recommended!

Shared Ownership

This property is offered for sale on a 50% shared ownership basis with potential to staircase up to 100%.

Assumed on a 50% shared ownership basis, the purchaser would pay a rent of £301.09 per calendar month for the remaining 50% share, which includes the service charge, buildings insurance and administration.

Further information on lease length and the application process can be obtained from William H Brown Dereham office.

Entrance Hall

External entrance door opening to the front aspect, staircase rising to the first floor landing, door to:

Cloakroom

Suite comprising low level w.c and hand wash basin, tiled splash backs, radiator, UPVC window to the front aspect.

Living Room

14' 6" max x 14' 11" max (4.42m max x 4.55m max)
Radiator, television point, large walk-in storage cupboard, external entrance door opening to the rear garden.

Kitchen

10' 3" x 7' 2" (3.12m x 2.18m)
A range of wall and floor mounted fitted kitchen units with work surfaces over, inset 1 1/2 bowl single drainer stainless steel sink unit with mixer tap over, built-in oven and hob with stainless steel extractor hood over, and a space for a fridge freezer, a dishwasher and washing machine, wall mounted gas fired with a new central heating boiler. UPVC

window to the front aspect.

First Floor Landing

Airing cupboard, door to

Bedroom One

13' 3" x 7' 9" (4.04m x 2.36m)
Built-in wardrobes, radiator, television and telephone points, UPVC window overlooking the rear aspect.

Bedroom Two

11' 5" x 8' max (3.48m x 2.44m max)
Built-in wardrobes, radiator, television and telephone points, UPVC window overlooking the front aspect.

Bedroom Three

7' 9" x 6' 5" (2.36m x 1.96m)
Radiator, television and telephone points, UPVC window overlooking the rear aspect.

Bathroom

Suite comprising low level w.c, hand wash basin and panelled bath with shower over, tiled splash backs and surrounds, extractor fan, UPVC window overlooking the front aspect.

Outside

To the front of the property there is a small garden area with a pathway leading to the main entrance door. The allocated parking space for this property can be found to the front elevation with a further visitors parking space, shared by this and the neighbouring property.

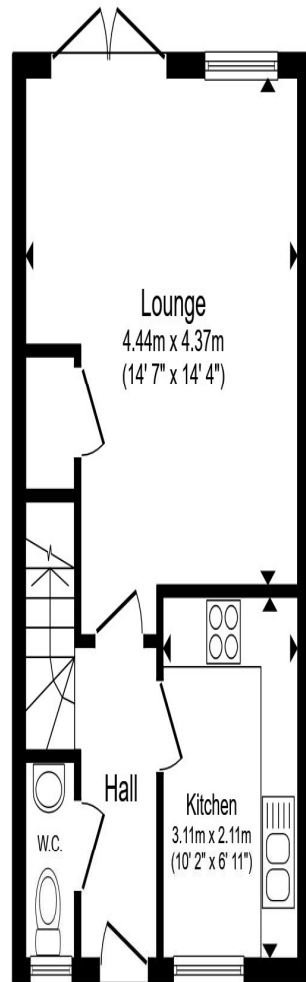
The enclosed rear garden is low maintenance with patio, garden storage shed and access to the rear entrance.

Location

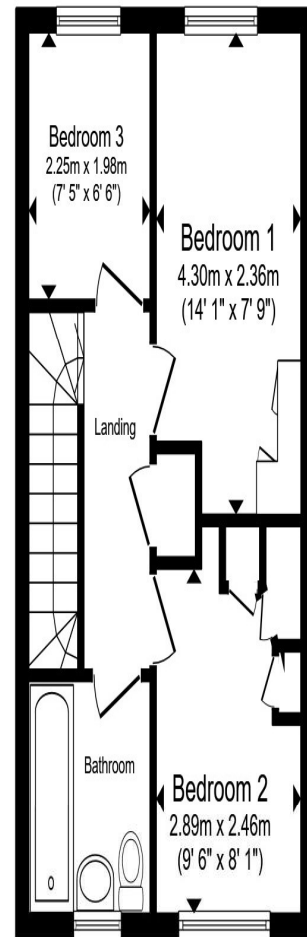
Dereham is situated about 16 miles from the City of Norwich. It has a modern shopping centre, a full range of schools, hotels, churches and public houses. There are regular bus services to all the nearby towns and villages, together with a fantastic route into Norwich City centre every 15 minutes. Dereham boasts many sport and leisure activities including a Sports and 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.

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.



Ground Floor



First Floor

Total floor area 67.3 m² (724 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



welcome to
Walnut Way,
Dereham

- 50% SHARED OWNERSHIP BASIS
- 3 Bedroom Mid-Terraced House
- Lovely, Low-Maintenance Rear Garden
- Ground Floor Cloakroom
- Allocated Parking

Tenure: Leasehold EPC Rating: C
Council Tax Band: B Service Charge: Ask Agent
Ground Rent: 301.09

This is a Leasehold property with details as follows; Term of Lease 99 years from 24 Jul 2015.
Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

fixed price
£100,000



view this property online williamhbrown.co.uk/Property/DRM117840



Property Ref:
DRM117840 - 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 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.



william h brown



01362 692238



Dereham@williamhbrown.co.uk



3 Market Place, DEREHAM, Norfolk, NR19 2AW



williamhbrown.co.uk