



Oldfield Court, Dereham, NR19 2DY

welcome to

Oldfield Court, Dereham

William H Brown are now in receipt of an offer for the sum of £80,000 for 1 Oldfield Court, Dereham, NR19 2DY. Anyone wishing to place an offer on the property should contact William H Brown, Dereham, NR19 2AW, 01362 692238 prior to exchange of contracts.

Entrance Hall

Private external entrance door to front aspect, stairs rising to first floor landing, doors opening to lounge and kitchen.

First Floor Landing Area

Lounge

13' 6" max x 13' 1" max (4.11m max x 3.99m max)

Wall mounted storage heater, windows overlooking rear aspect.

Kitchen

7' 10" x 6' 9" (2.39m x 2.06m)

With a range of wall and floor mounted kitchen units with work surfaces over, single drainer sink unit, tiled splashbacks and surrounds, plumbing for washing machine, window overlooking front aspect.

Upper Floor Landing

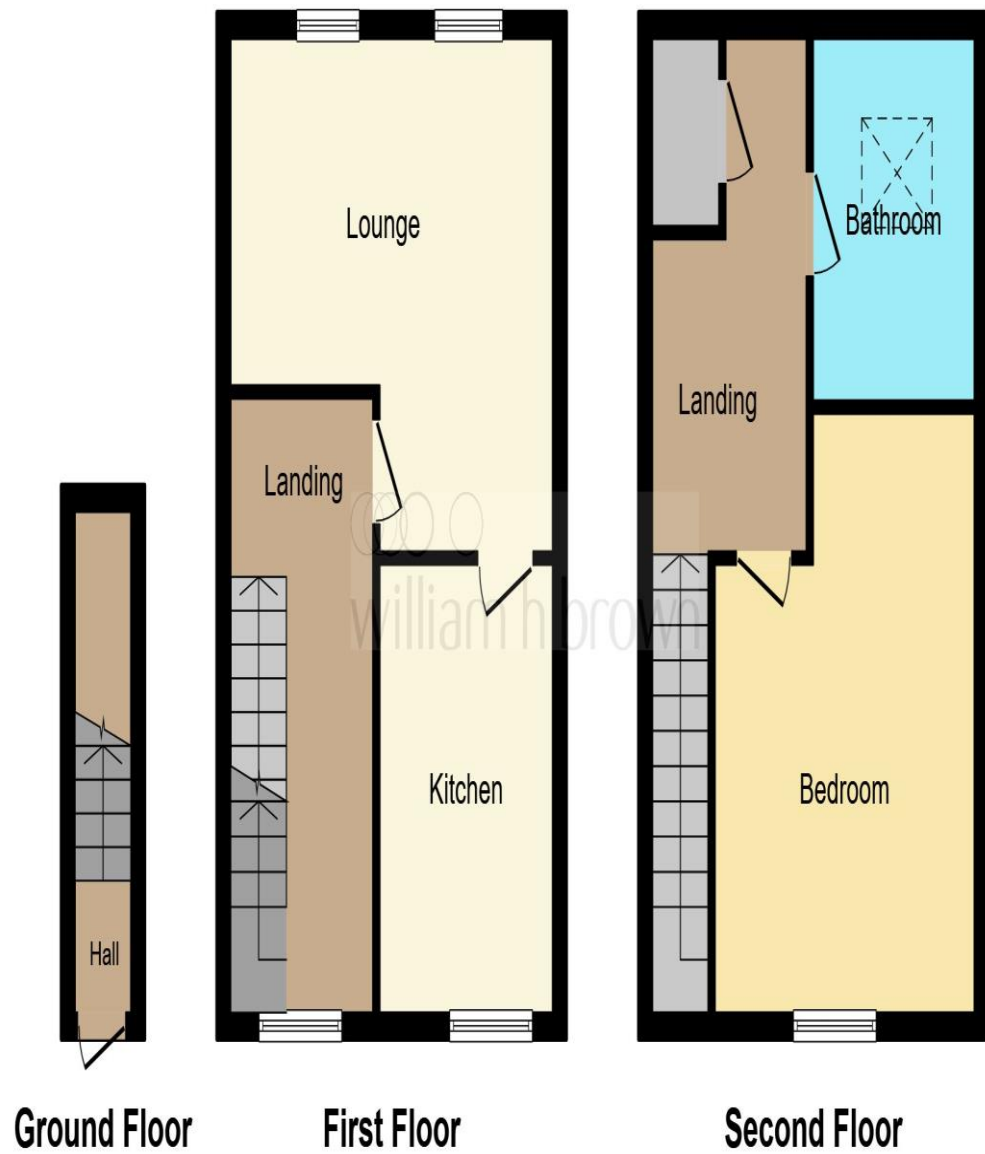
Built in storage cupboard, velux style window, door opening to:

Bathroom

Suite comprising low level W.C, hand wash basin, panel bath with tiled splashbacks and surrounds and velux style window.

Agents Note

The property we are informed is leasehold with a lease length of 99 years from 01/07/1988 with a annual ground rent charge of £100.00 per annum with service charge being £760.00 per annum.



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



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Dereham

- No Onward Chain!
- One Bedroom Split Level Maisonette
- Fitted Kitchen & Bathroom
- Velux Style Windows
- Parking Space Communal Parking Area

Tenure: Leasehold EPC Rating: C

£80,000

directions to this property:

From the William H brown office in Dereham head towards the Town's war memorial baring right onto Wellington Road, taking the second left hand turn onto Oldfield Court. The property can be found on the...



view this property online williamhbrown.co.uk/Property/DRM114958

This is a Leasehold property with details as follows; Term of Lease 99 years from 01 Jul 1988. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Property Ref:
DRM114958 - 0009

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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