



Foundry Close, Foulsham Dereham NR20 5TJ

welcome to

Foundry Close, Foulsham Dereham

If you're looking for a comfortable and easily managed modern style village home with decent outside space and parking, this home offers all of that with a double bedroom and great presentation.NO ONWARD CHAIN



First time buyer or downsizing? - looking for a well presented 1 double bedroom home with some decent outside space of your own and off road parking? This offers all of that, complete with comfortable living room generous kitchen and modern bathroom. A now established modern style semi detached house in a village cul de sac with village amenities including small shop, pub, church and first school. NO ONWARD CHAIN

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.

Entrance Porch

Living Room

Kitchen

Landing

Double Bedroom

Bathroom

Outside



view this property online williamhbrown.co.uk/Property/RPM103975



welcome to

Foundry Close, Foulsham Dereham

- NO ONWARD CHAIN
- double bedroom
- generous private garden
- off road parking
- ideal first home or downsize

Tenure: Freehold EPC Rating: D

Council Tax Band: A

offers in excess of

£165,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/RPM103975



Property Ref:
RPM103975 - 0010

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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