



**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

### **Entrance Porch**

Double glazed front door, coat hanging and panelled white door to:

### **Living Room**

with double glazed side and front windows, under stairs space, with stairway leading off to first floor electric heater and panelled door opening to kitchen

### **Kitchen**

with 2 double glazed rear windows looking to the garden & double glazed door opening to the outside, Tiled floor, fitted range of base and wall units including stainless steel sink to work surfaces with tiled surrounds, slot-in cooker space with hood above, space for washing machine.

### **Landing**

White panelled doors opening off, clothes hanging rail to recess,

### **Double Bedroom**

with double glazed front window, deep alcove

### **Bathroom**

Part tiled & with double glazed window, WC, wash basin with unit below, bath with shower tap, chrome towel radiator

### **Outside**

A paved pathway leads up to your front door, with slate strewn bed, lawned space, Your main garden lies to the rear with areas of lawn, slate strewn area reducing maintenance, shrub bed borders, off road parking, paved patio and timber garden shed

### **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.





***view this property online*** [williamhbrown.co.uk/Property/RPM103975](http://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](http://williamhbrown.co.uk/Property/RPM103975)



Property Ref:  
RPM103975 - 0015

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**



**01603 873208**



[Reepham@williamhbrown.co.uk](mailto:Reepham@williamhbrown.co.uk)



4 Townsend Court, REEPHAM, NORWICH,  
Norfolk, NR10 4LD



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**