



Flat 1, The Old Manor House, 27 Church Street

In Excess of £100,000

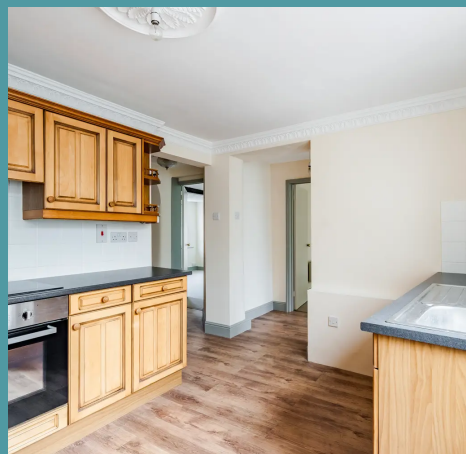
Flat 1

The Old Manor House, Dereham

This Grade II listed property welcomes you with a bright, wooden kitchen and a relaxing conservatory. The warm living and dining area features rustic beams and ample natural light. Two characterful double bedrooms and a three-piece bathroom complete this unique home. Plus, an allocated parking space offers added convenience.

THE LOCATION

Introducing a delightful ground floor apartment located at The Old Manor House. Nestled within the heart of Dereham Town, this residence offers unparalleled convenience with a myriad of amenities right at your doorstep. From local shops and eateries to recreational facilities, everything you need is within easy reach. With seamless access onto the A47 and surrounding neighbourhoods, exploring the wider area is effortless. Dereham's community and bustling atmosphere make it an ideal place to call home.



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THE PROPERTY

Upon entering, you are greeted by a wooden-themed kitchen that offers abundant cupboard space that caters to your storage needs while exuding a bright and inviting ambiance. Adjoining the kitchen, the conservatory beckons with its brick accents and provides a space to unwind. The living room and dining area exudes a warm and welcoming feel. Wooden beams traverse the ceiling, adding a touch of rustic charm, while two generously sized windows flood the room with natural light.

This Grade II listed property boasts two double bedrooms, each adorned with original features that add character and charm. Completing the living quarters is a three-piece suite bathroom, offering a dedicated space for your daily self-care routines.





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For added convenience, the property includes an allocated parking space, ensuring secure and hassle-free parking arrangements.

AGENTS NOTE

We understand this property will be sold freehold connected to mains water, drainage and electricity. (Electric Heating)

For your consideration, this property is available for cash purchase only. Mortgage applications will not be accepted.

The leasehold extension cost is £20,000. The current Energy Performance Certificate (EPC) rating is Grade F.

Council Tax Band - A

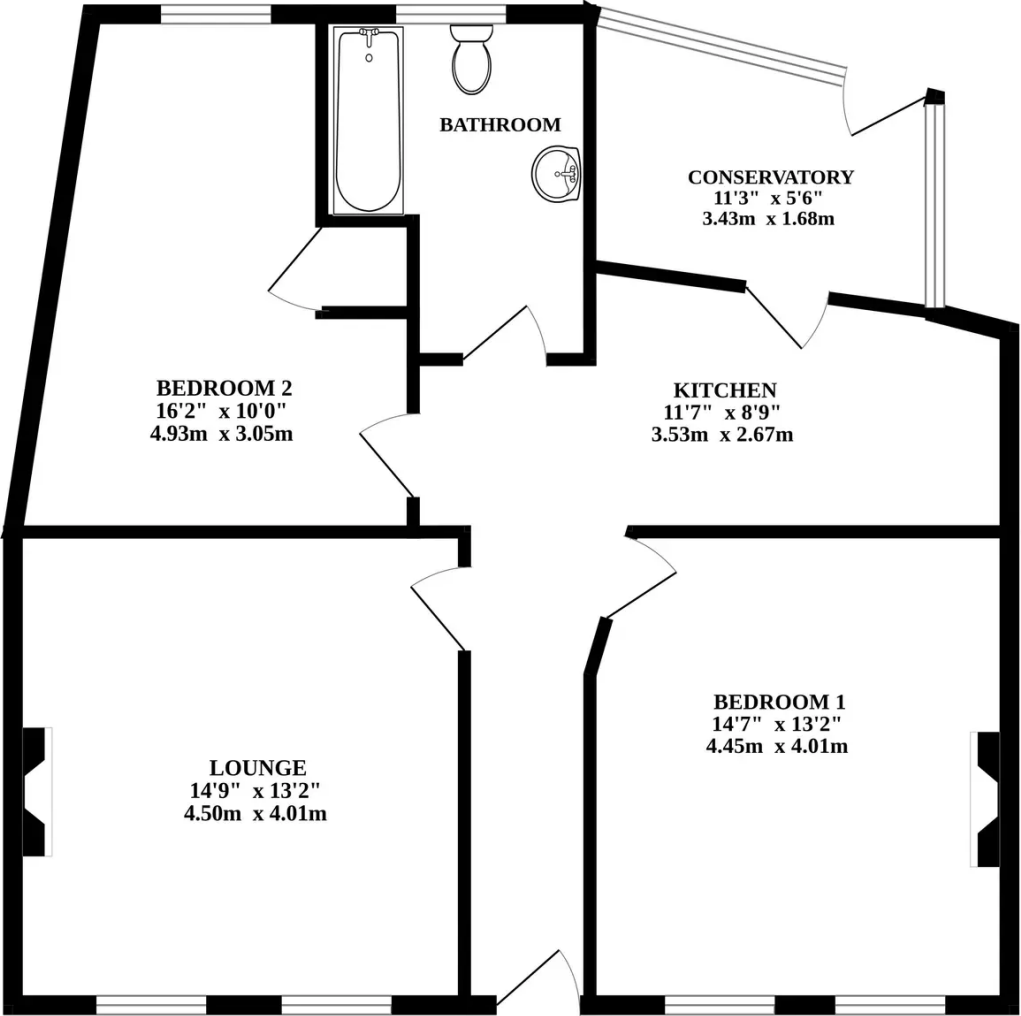
67 years remain on the leasehold.

Ground Rent - £70pa

Maintenance - £136pcm



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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