



**31c Norwich Street,  
DEREHAM.  
NR19 1BX.**

**Offers sought in the region of  
£130,000**  
Leasehold

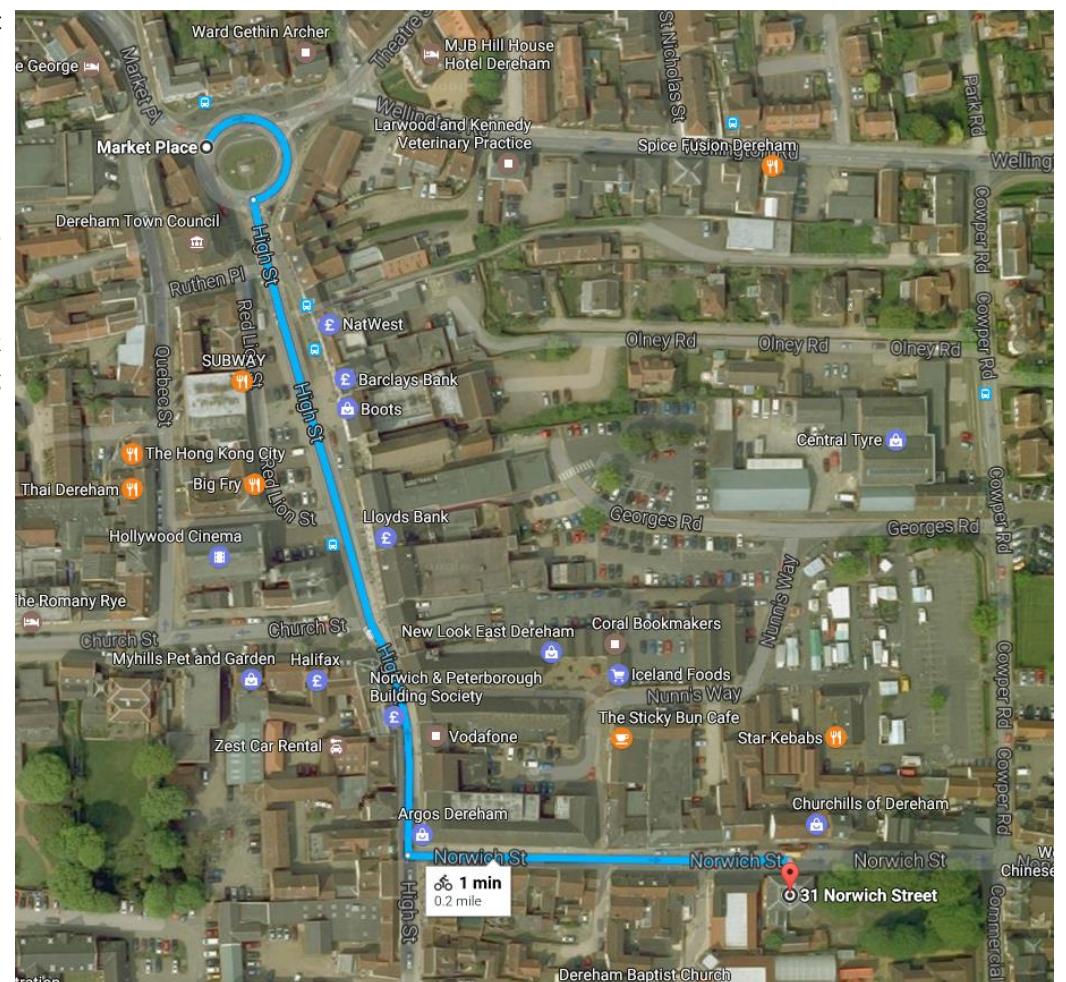
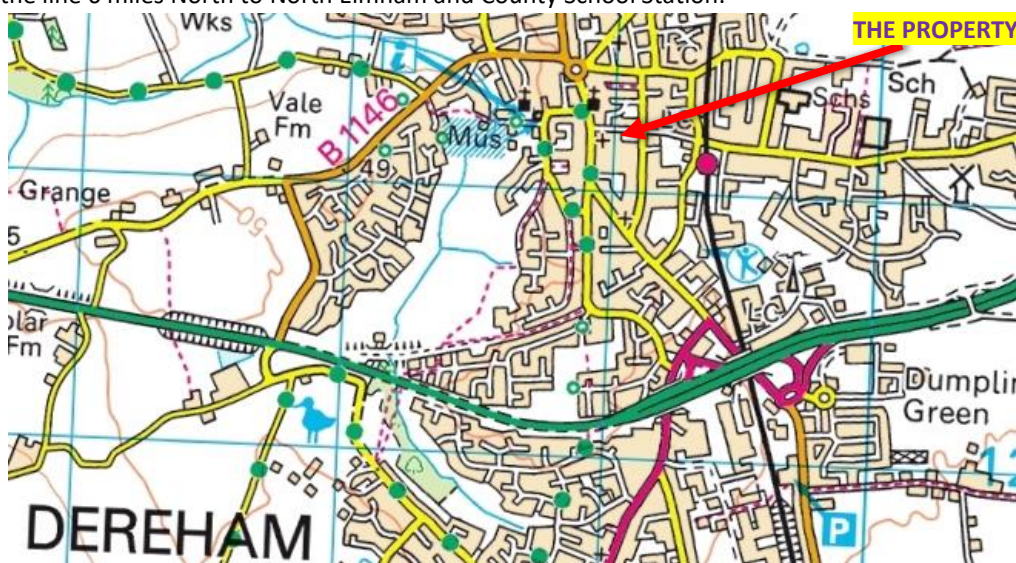
Self-contained, electrically centrally heated 2 bedroomed Flat on the second (top) floor of a Grade 2 Listed Georgian building close to the centre of Town. Conveniently located close to the Doctor's Surgery and all Town Centre amenities.

Entrance Lobby, Entrance Hall, Sitting room, Kitchen, Bathroom, 2 Bedrooms, allocated car parking space.

Tel: 01328 864763 office@baileybirdandwarren.co.uk www.baileybirdandwarren.co.uk

**Directions:** From the Town Centre proceed Southwards along High Street, and continue straight by the junction with Church Street. Turn left by Argos into Norwich Street, and the property is on the right, opposite "Churchills". The Flat is on the top floor of the building, as market by a for sale board.

**Location:** Dereham is a Market Town with a wide range of shopping, educational, leisure and sporting facilities. There is good road access via the A47 to the City of Norwich (18 miles), Swaffham (12½ miles) and Kings Lynn (27 miles). Notable buildings in the town include the pargetted Bishop Bonner's Cottage, (built in 1502), the Norman parish church, a windmill (extensively renovated in 2013), and a large mushroom-shaped water tower. The Gressenhall Museum of Rural Life is nearby, and the town also hosts the headquarters of the Mid-Norfolk Railway, which runs trains over an 11½ mile railway South to Wymondham, as well as owning the line 6 miles North to North Elmham and County School Station.



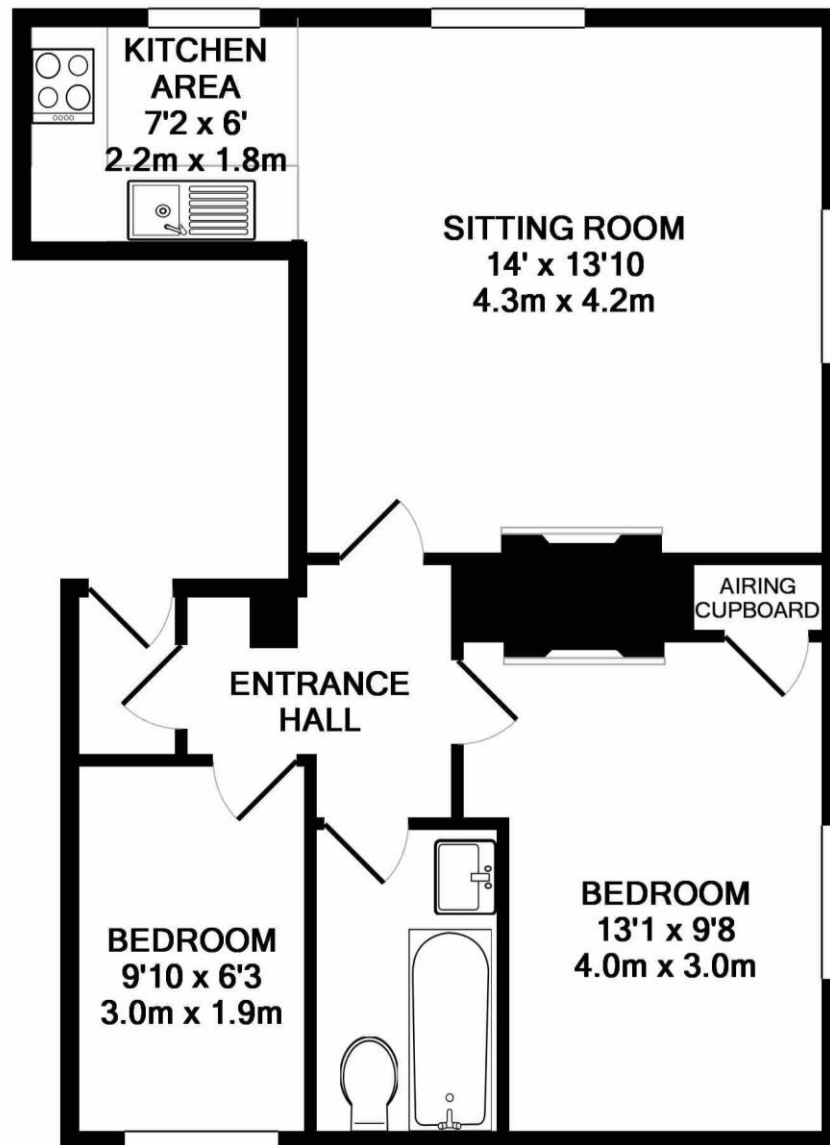
To view this property, or for more information, please contact: Bailey Bird & Warren, 39 Bridge Street, Fakenham. Norfolk. NR21 9AG.  
Tel: 01328 864763. Email: office@baileybirdandwarren.co.uk www.baileybirdandwarren.co.uk

**IMPORTANT NOTICE:**

Bailey Bird & Warren for themselves and for the Vendors or Lessors of this property whose Agents they are, give notice that these particulars have been prepared in accordance with The Property Misdescriptions Act 1991 and they are intended to give a fair and substantially correct general description of the property for the guidance of intending purchasers or tenants. They do not constitute part of an offer or contract.

Please note that: Photographs may have been taken with the use of a wide-angle lens and items shown in photographs are not necessarily included with the property. We have not tested any heating installation, other appliances or services, and it is therefore the responsibility of the purchaser or tenant, solicitor or surveyor to ascertain their condition and serviceability. Intending purchasers or tenants, particularly those travelling some distance are advised to check with us first on the availability of the property, and on any points which are of particular importance to them. No person or employee of Bailey Bird & Warren has any authority to make or give any representation or warranties in relation to this property or these particulars, nor to enter into any contract on behalf of the Vendor or Lessor.





**EPC: E**

Shared ground floor entrance, and shared staircase to second floor. Door to small lobby with door to;

**Entrance Hall**

Intercom phone. Smoke detector. Steps up to;

**Sitting room: 14'0" x 13'10", (4.3m x 4.2m).**

A double aspect room with Georgian sash windows. Small, Victorian fireplace with timber surround and mantle shelf. TV point. Telephone point. Through to;

**Kitchen: 7'2" x 6'0", (2.2m x 1.8m).**

Stainless steel sink unit with mixer tap, set in fitted work surface with tiled surround, and drawer, cupboards, appliance space and plumbing for washing machine under. Built-in 4 ring electric **hob** unit with **oven** under and **extractor hood** over. Matching range of wall mounted cupboard units. Georgian sash window.

**Bedroom 1: 13'15" x 9'8", (4.0m x 3.0m).**

Small fireplace with timber surround and mantle shelf. Adjoining cupboard with hot water cylinder and electric central heating boiler. Hatch to roof space. Georgian sash window.

**Bedroom 2: 9'10" x 6'3", (3.0m x 1.9m).**

Vacuum sealed double glazed Georgian style sash window.

**Bathroom:**

White suite of panelled bath with tiled surround, mixer tap and shower fitting over. Pedestal hand basin with tiled splashback and mirror over. Low level WC. Extractor fan.

**Outside:**

Immediately to the East of the building is a gated parking area with **allocated car parking space for this property**. Within this area, which is partly walled and shaded by a number of tall trees, adjoining residents have created a small, communal garden area. The tenant of this flat may also enjoy this amenity.

**Services:**

Mains water, electricity and drainage are connected to the property.

**District Authority:**

Breckland District Council, Dereham. Tel: 01362 656870.

**Tax Band:** "A".

**The Lease:**

The lease is for 999 years from 2007.

**Ground Rent** £50 per annum. **Service Charge** (for 2024/25); £750.

The Vendor is a Director of the Management Company and the new owners have the option to take his place if desired.

