



Swan Road, Dereham, NR19 1AG

welcome to

Swan Road, Dereham

>> 50% SHARED OWNERSHIP!! Step onto the property ladder with this 3 bedroom semi-detached house, located within easy access of Dereham town centre. Further boasting a ground floor cloakroom, fitted kitchen/diner, modern shower room, enclosed garden & 2 parking spaces!



Description

William H Brown are delighted to welcome to the market this well-presented 3 bedroom semi-detached house, which offers an incredible opportunity to step onto the property ladder with a 50% share.

In brief, the accommodation comprises; entrance hall with stairs rising to first floor landing, welcoming lounge with built-in storage, fitted kitchen/dining room with access to the rear garden and a convenient cloakroom w.c. This is complemented on the first floor by three good-sized bedrooms and the stylish shower room. Outside, there are two off-road parking spaces to the side aspect, together with an enclosed rear garden. Coupled with the accommodation, the property further benefits from gas fired central heating and double glazed windows.

With its convenient location near local amenities, this home combines affordability with convenience.

The Accommodation

Double glazed external entrance door opening to;

Entrance Hall

Tiled effect flooring, stairs rising to first floor landing, radiator and door opening to;

Lounge

16' 8" x 11' 5" (5.08m x 3.48m)

Fitted carpet flooring, under stairs storage cupboard, radiator, double glazed window to front aspect and door opening to;

Kitchen/Dining Room

16' 5" x 9' 8" (5.00m x 2.95m)

A range of wall and floor mounted units with complementary rolled edge work surfaces over and upstands, inset stainless steel sink with mixer tap, tiled splashbacks, built-in eye-level electric oven, inset electric hob with extractor hood over, space for dishwasher, space for free standing fridge freezer, space for washing machine, tiled flooring, radiator, double glazed window to rear aspect, double glazed external door opening to the rear aspect and further door opening to;

Cloakroom

Two piece suite comprising low level w.c, hand wash vanity unit, tiled splashbacks, tiled flooring, heated towel rail and double glazed obscure glass window to rear aspect.

First Floor Landing

Fitted carpet flooring, radiator and doors opening to all bedrooms and shower room.

Bedroom One

13' 3" x 11' 1" max (4.04m x 3.38m max)

Fitted carpet flooring, radiator and double glazed window to rear aspect.

Bedroom Two

13' 3" max x 12' 3" (4.04m max x 3.73m)

Fitted carpet flooring, radiator and double glazed window to front aspect.

Bedroom Three

8' 9" x 7' 7" (2.67m x 2.31m)

Fitted carpet flooring, built-in storage cupboard, airing cupboard, radiator and double glazed window to front aspect.

Shower Room

Three piece suite comprising low level w.c, hand wash vanity unit, walk-in shower cubicle, part tiled walls, vinyl flooring, heated towel rail and double glazed obscure glass window to rear aspect.

Outside

To the side of the property, there are two allocated off-road parking spaces.

To the rear, there is an enclosed rear garden laid to well-tended lawn and patio, providing the perfect space for outside entertaining and relaxing. Gated access leads to the parking spaces.

Agents Note

Please note the listing price shown of £112,500 is a 50% share, based on the full market value of £225,000. We understand this property is leasehold. The lease length is 100 years from 17 March 2006. The current ground rent is £6752.04 per annum, the current service charge is £29.88 per annum, the current buildings insurance is £380.52 per annum and the sinking fund is £66.96 per annum. Further details of this can be obtained from your conveyancer at the time of purchase.

Location

Dereham is situated about 16 miles from the City of Norwich. It has a modern shopping centre, large supermarkets, a full range of schools, hotels, churches and public houses. There are regular bus services to all the nearby towns and villages, together with a fantastic route into Norwich City centre. Dereham boasts many sport and leisure activities including Dereham Leisure Centre, which incorporates a full gymnasium, modern pool and indoor bowls. There is also a friendly and sociable golf club located off the well regarded Quebec Road.

directions to this property:

From William H Brown Dereham office, proceed down Church Street and follow the road around to the left past Bishop Bonners Cottage and bear onto Mary Unwin Road. Continue along and at the t-junction, turn left onto Baxter Row. At the mini round-a-bout, turn right into London Road and proceed over the next mini round-a-bout. Take the next right hand turn into Swan Road and the property can be found on the left hand side.



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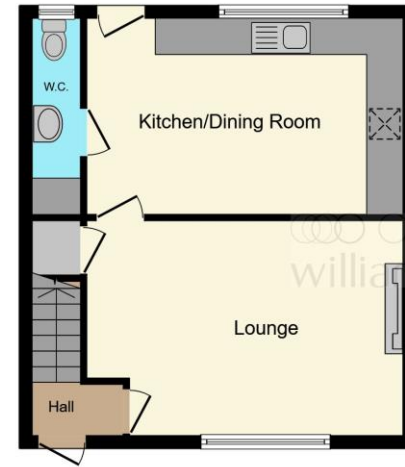
welcome to

Swan Road, Dereham

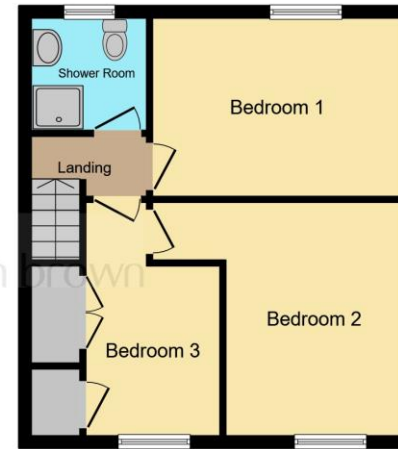
- 50% SHARED OWNERSHIP!
- 3 Bedroom Semi-Detached House
- Fitted Kitchen/Dining Room
- Modern Shower Room
- Gas Central Heating And Double Glazed Windows
- Enclosed Rear Garden
- 2 Off-Road Parking Spaces
- Walking Distance To Dereham Town Centre

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 100 years from 17 Mar 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

£112,500



Please note the marker reflects the postcode not the actual property

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Property Ref:
DRM117072 - 0002

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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