



5 Swanton Avenue

Guide Price £200,000 - £220,000

A spacious three-bedroom mid-terrace house situated close to the town centre of Dereham.

This home is ideal for a first-time buyer or investor and has plenty to offer.

You are welcomed by an entrance lobby with staircase, a spacious living/dining room with a bay window – this room boasts plenty of character.

Further on, is an arched entrance to the kitchen with a range of fitted units and is complemented by a separate utility space, this leads to a family bathroom suite.

Upstairs, are the three bedrooms with ample space.

Outside, to the front, is a small walled garden area with gate leading to front door.

To the rear, is a generous garden with plenty of space, this comprises of a hard standing providing a patio area leading to a laid grass area.

Services

Gas central heating. Mains water, drainage, and electricity are connected.



Situation

Dereham is a well-served Breckland market town, located in the heart of Norfolk. The town offers a great mixture of excellent independent shops, national retailers, cafes and restaurants. Dereham has a good selection of primary and secondary education, with numerous bus connections from the town centre connecting the nearby villages.

Directions

To find the property from Dereham town centre head out of the town along the market place and at the war memorial round about take the turning next to The Cherry Tree public house into Theatre Street. Proceed along Theatre Street and at the next junction head straight across into Swanton Road. After a short distance turn left into Swanton Avenue where the property will be found on the left hand side.

For further information and to arrange your viewing, please contact our friendly and professional staff.



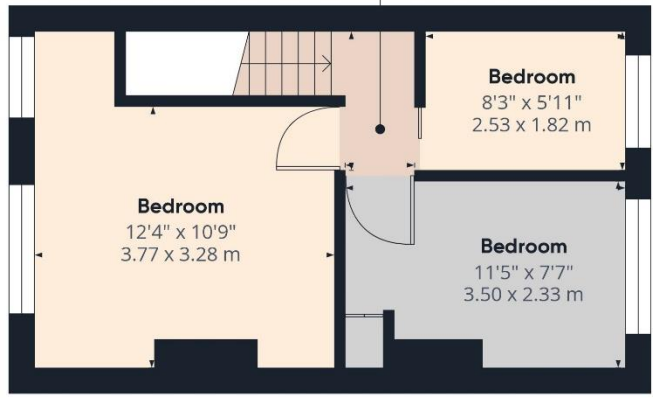
This property is being marketed by our Dereham office and the property reference is AD0203.

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. Also if there is anything in particular that you require clarification on - call the office before viewing. For further information see Consumer Protection from Unfair Trading Regulations 2008.





Ground Floor



Floor 1

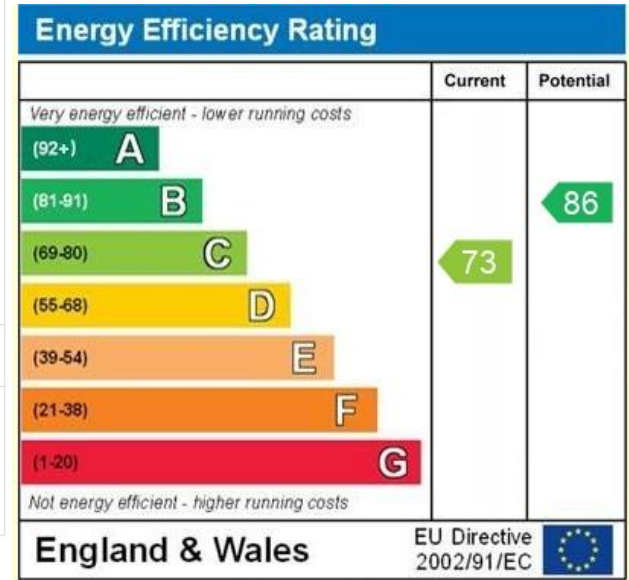
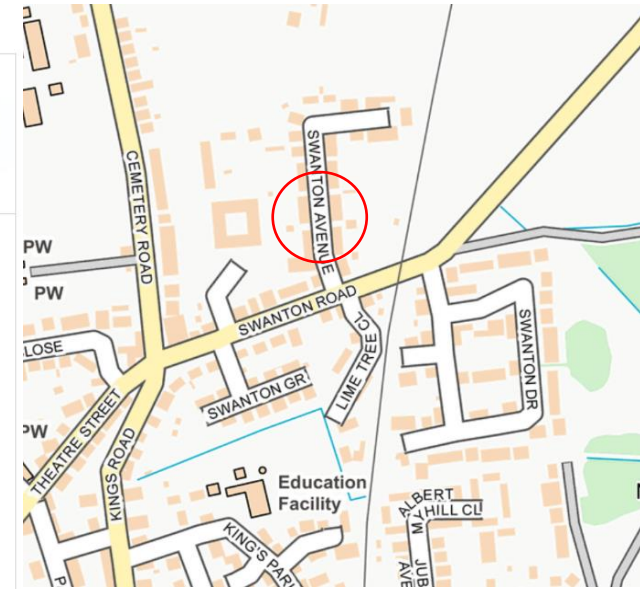


Approximate total area⁽¹⁾
781.79 ft²
72.63 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Dereham Office
37 Quebec Street, Dereham, NR19 2DJ
01362 696895
post@parsonsandcompany.co.uk



Reepham Office
Market Place, Reepham, NR10 4JJ
01603 870473
info@parsonsandcompany.co.uk