



## 39 Swan Road

**Guide Price £260,000 - £270,000**

A spacious four-bedroom townhouse situated within a central location of the sought-after market town of Dereham.

The property is ideal for those with a growing family and looking to be near amenities.

You are welcomed by a separate entrance hall with an adjacent cloakroom/WC and a fitted kitchen with a range of appliances at base and eye level, dining area and a utility area.

To the first floor, is a generous living room plus two bedrooms with one being a double and the other a good single, these rooms are serviced by a family bathroom.

To the second floor, are two double sized bedrooms that are both serviced by each of their own en-suite shower rooms.

Outside, to the front, is off-street parking via a driveway that leads to a garage.

To the rear, is a private rear garden with a patio area, laid to lawn grass and a storage shed.

### 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, as well as other destinations, such as Norwich, Fakenham and King's Lynn.

## Directions

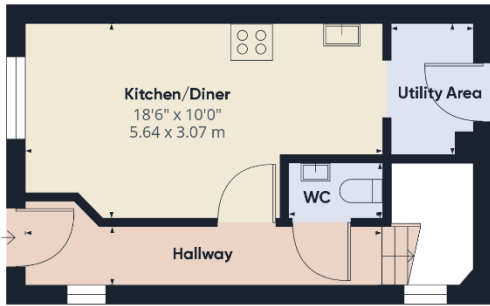
To find the property leave Dereham Market Place on Wellington Road and take the right hand turning onto Cowper Road. At the traffic lights, proceed over onto Commercial Road, followed by the first left on the roundabout onto London Road. Take the second right hand turning onto Swan Road, where the property will be found on the left hand side identified by a Parsons & Company 'For Sale' board.

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

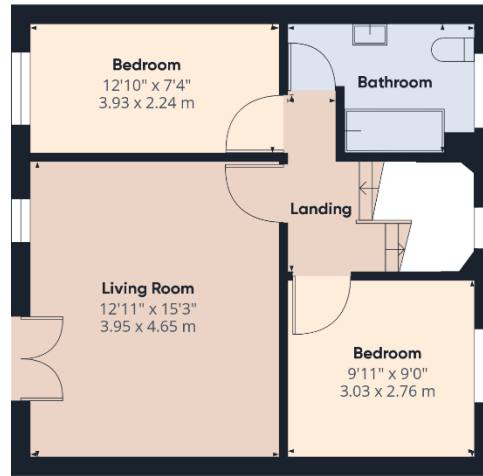
This property is being marketed by our Dereham office and the property reference is AD0322.

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.

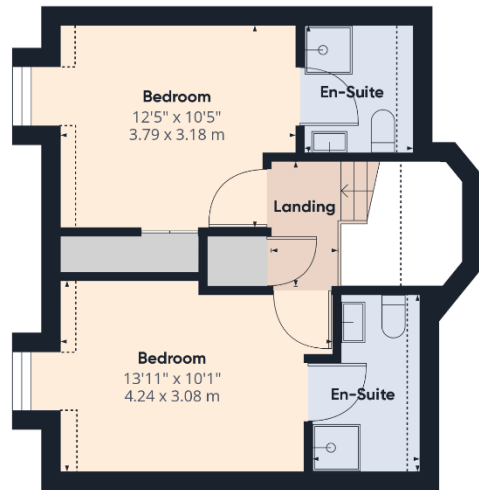




Ground Floor



Floor 1



Floor 2

**PARSONS**  
COMPANY

Approximate total area<sup>0</sup>

1177.68 ft<sup>2</sup>  
109.41 m<sup>2</sup>

Reduced headroom

232.93 ft<sup>2</sup>  
2.01 m<sup>2</sup>

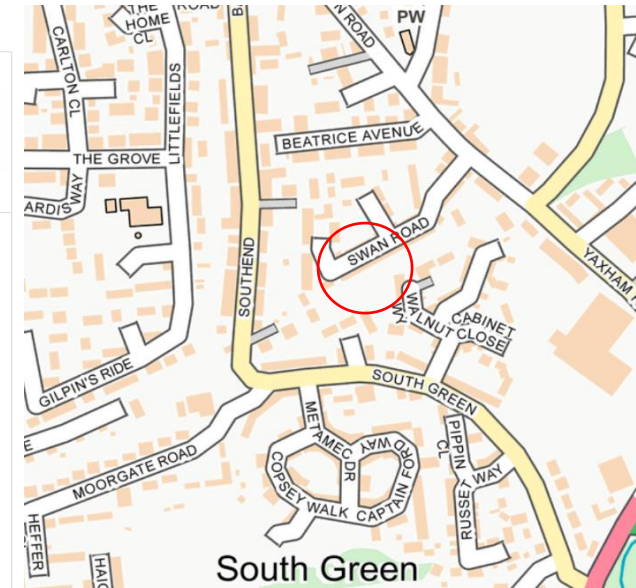
(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

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

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360



**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>	<b>77</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

**England & Wales**

EU Directive  
2002/91/EC



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