



15 Cygnet Road

£165,000

This modern mid-terraced house offers spacious accommodation and is located within easy walking distance of the town centre and amenities.

From the entrance hall, there is a lounge/diner with window overlooking the front garden. The kitchen is fitted with space for appliances and overlooks the rear garden. In addition on the ground floor is a cloakroom and rear hall with door to the garden.

On the first floor, the landing provides access to both bedrooms (the main bedroom having a built-in cupboard) and the bathroom.

Outside, the property has a paved easy to maintain garden to the front, and to the rear is a fully enclosed garden also paved with a garden shed and gate to the rear. The property also benefits from two off road parking spaces.

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 connection from the town centre connecting the nearby villages, as well as other destinations, such as Norwich, Fakenham and King's Lynn.

Directions

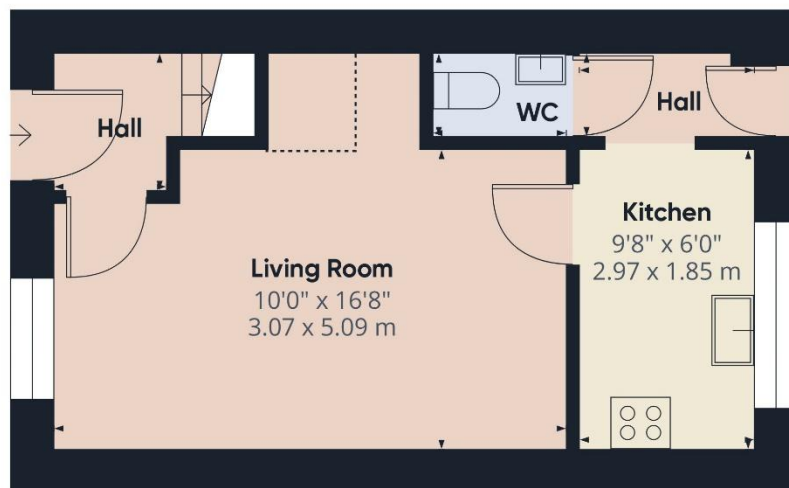
To find the property leave Dereham Market Place on Wellington Road and take the right hand turning onto Cowper Road. At the traffic lights, proceed over onto Commercial Road, followed by the first left on the roundabout onto London Road. Take the second right hand turning onto Swan Road, followed by the right hand turning into Cygnet Road, where the property will be found at the bottom of the cul-de-sac.

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

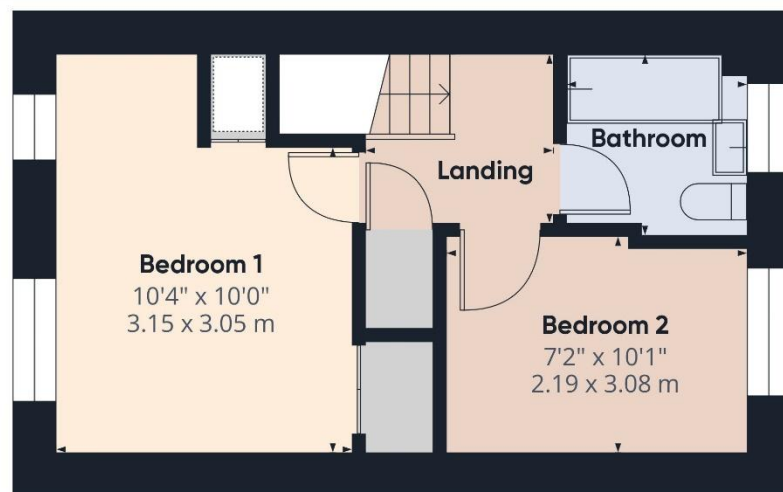
This property is being marketed by our Dereham office and the property reference is AD0409.

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

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Approximate total area⁽¹⁾

582.22 ft²
54.09 m²

Reduced headroom

8.17 ft²
0.76 m²

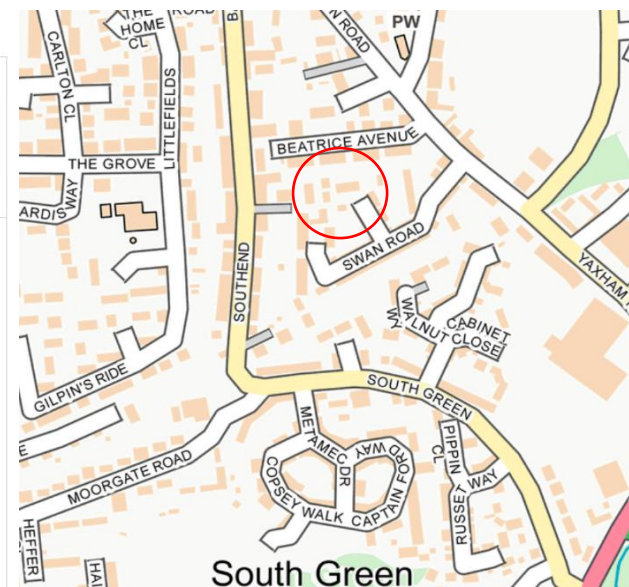
(1) Excluding balconies and terraces

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.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		92
(81-91) B		
(69-80) C	76	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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