



12 Swan Road

OIEO £240,000

This terraced town house offers spacious accommodation and is situated within walking distance of the town centre and amenities.

From the entrance hall, there is a ground floor cloakroom adjacent to the spacious living room, and access into the fitted kitchen with dining area, along with a sunroom to the rear.

On the first floor, the main bedroom benefits from built-in wardrobes and a modern en-suite shower room. There is also another bedroom, with built-in storage, that is serviced by the bathroom suite.

On the second floor, there are two further double bedrooms, with bedroom 2 benefitting from built-in wardrobes, and a shower room.

Outside, the property benefits from an enclosed rear garden and an off-road parking space in front of the en-bloc garage to rear.

Services

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

N.B. The estate management service charge is TBC.

N.B. Due to the nature of this sale, there will be a cost of £49 + VAT per purchaser, to cover customer due diligence.



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

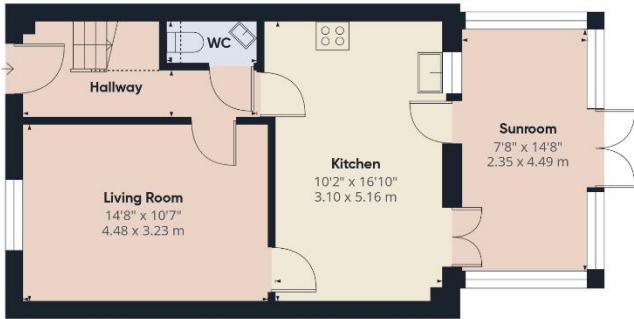
To find the property leave Dereham Market Place on Wellington Road and take the right hand turning onto Cowper Road. At the traffic lights, proceed over onto Commercial Road, followed by the first left on the roundabout onto London Road. Take the second right hand turning onto Swan Road, where the property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

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

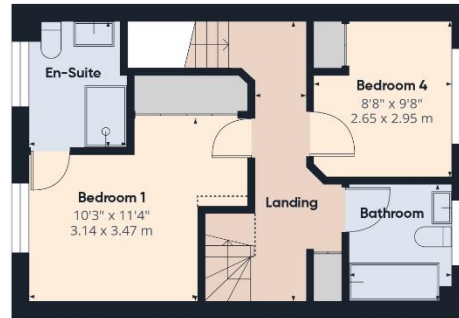
This property is being marketed by our Dereham office and the property reference is AD0586.

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.

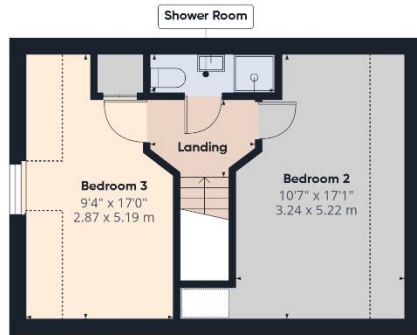




Ground Floor



Floor 1



Floor 2



PARSONS
COMPANY

Approximate total area⁽¹⁾

1290 ft²
119.9 m²

Reduced headroom

89 ft²
8.3 m²

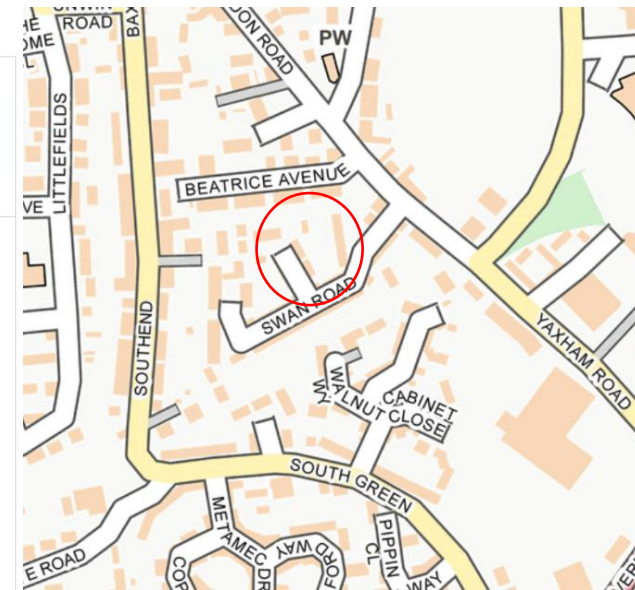
(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating

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

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