



## 13 Swan Road

### Offers In Excess Of £260,000

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

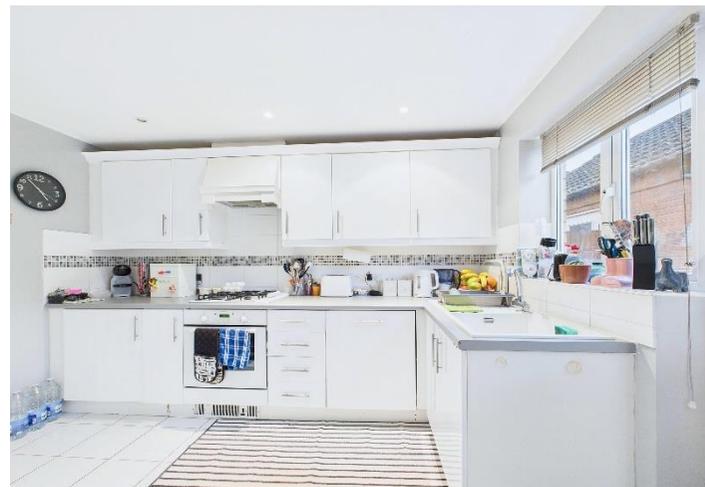
From the entrance hall, there is a ground floor cloakroom adjacent the lounge. The kitchen is fitted with base and wall cupboards and a door to the rear garden. In addition there is a dining room which can be accessed via the kitchen or lounge and has French doors to the garden.

On the first floor, from the landing there is the main bedroom which has built-in wardrobes and an en-suite shower room. There is another double sized bedroom together with a bathroom. On the second floor, there are two further double bedrooms and a shower room.

Outside, the property benefits from a garage (second in from the right as you look at the block) and parking space in front. The rear garden is fully enclosed with side gate and patio area.

**N.B.** The estate management service charge was £202.80 for 1 April 2024 to 31 March 2025.

**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.

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

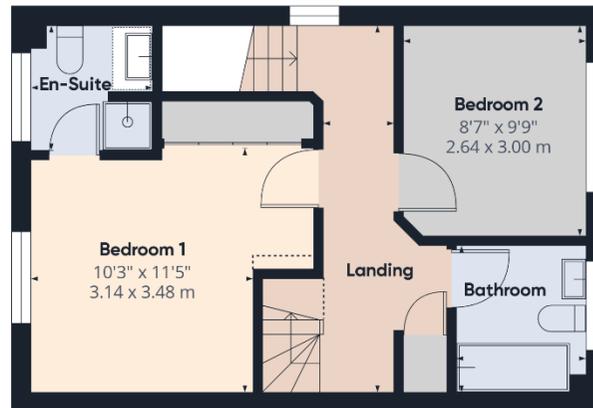
This property is being marketed by our Dereham office and the property reference is AD0388.

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.

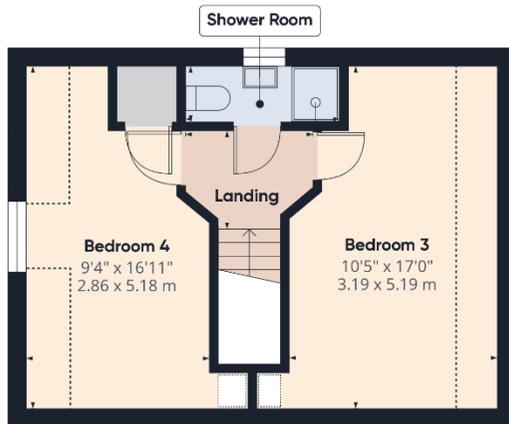




Ground Floor



Floor 1



Floor 2

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COMPANY

Approximate total area<sup>1)</sup>

1180.57 ft<sup>2</sup>  
109.68 m<sup>2</sup>

Reduced headroom

75.36 ft<sup>2</sup>  
7 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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>88</b>
(69-80) <b>C</b>	<b>78</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		

**England & Wales**

EU Directive  
2002/91/EC



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