



This mid-terraced house is situated within walking distance of the town centre and amenities. Offering spacious and very well maintained accommodation including 2 bedrooms, fitted kitchen, lounge/dining room, cloakroom and bathroom. The property also benefits from an enclosed rear garden which has been designed for low-level maintenance and an allocated off road parking space.

Available: April 2025

Furnishing: Unfurnished

Council Tax: Band B

No smokers

No pets

Damage Deposit: £1,093.00

Holding Deposit: £218.00

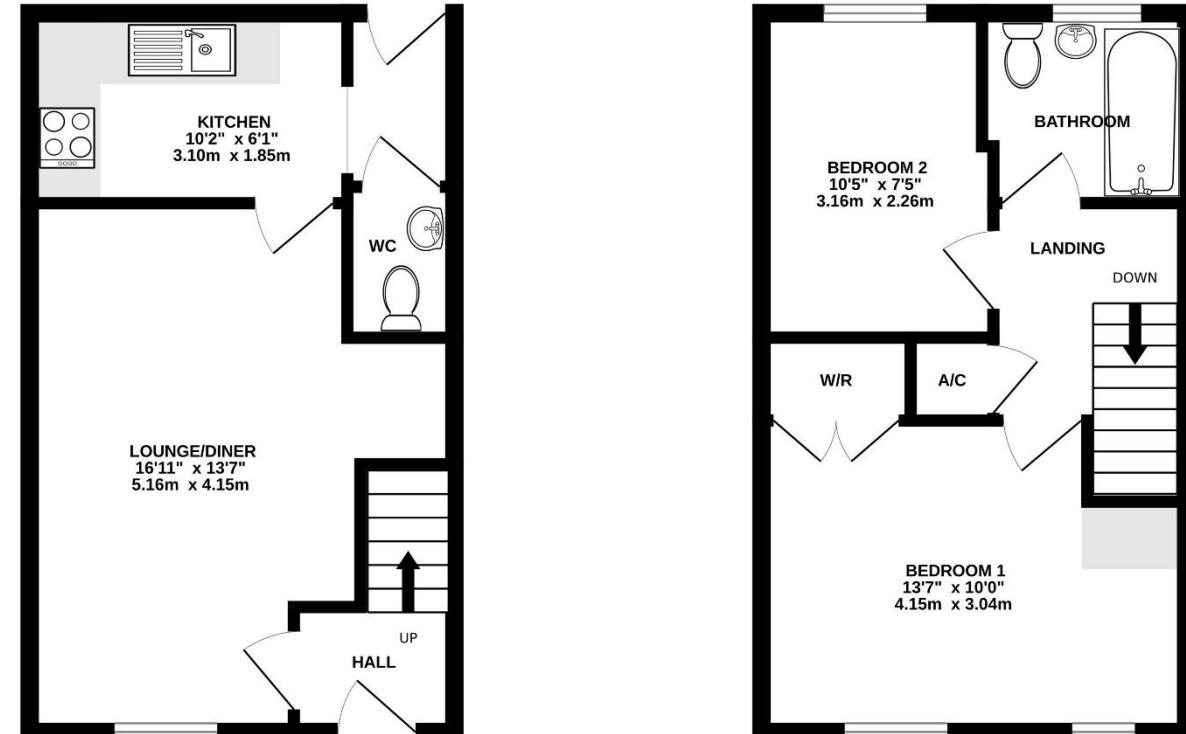
Directions

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 first right into Cygnet Road where the property will be found on the right hand side.

Location

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.

EPC Rating: TBC



TOTAL FLOOR AREA: 625 sq.ft. (58.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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