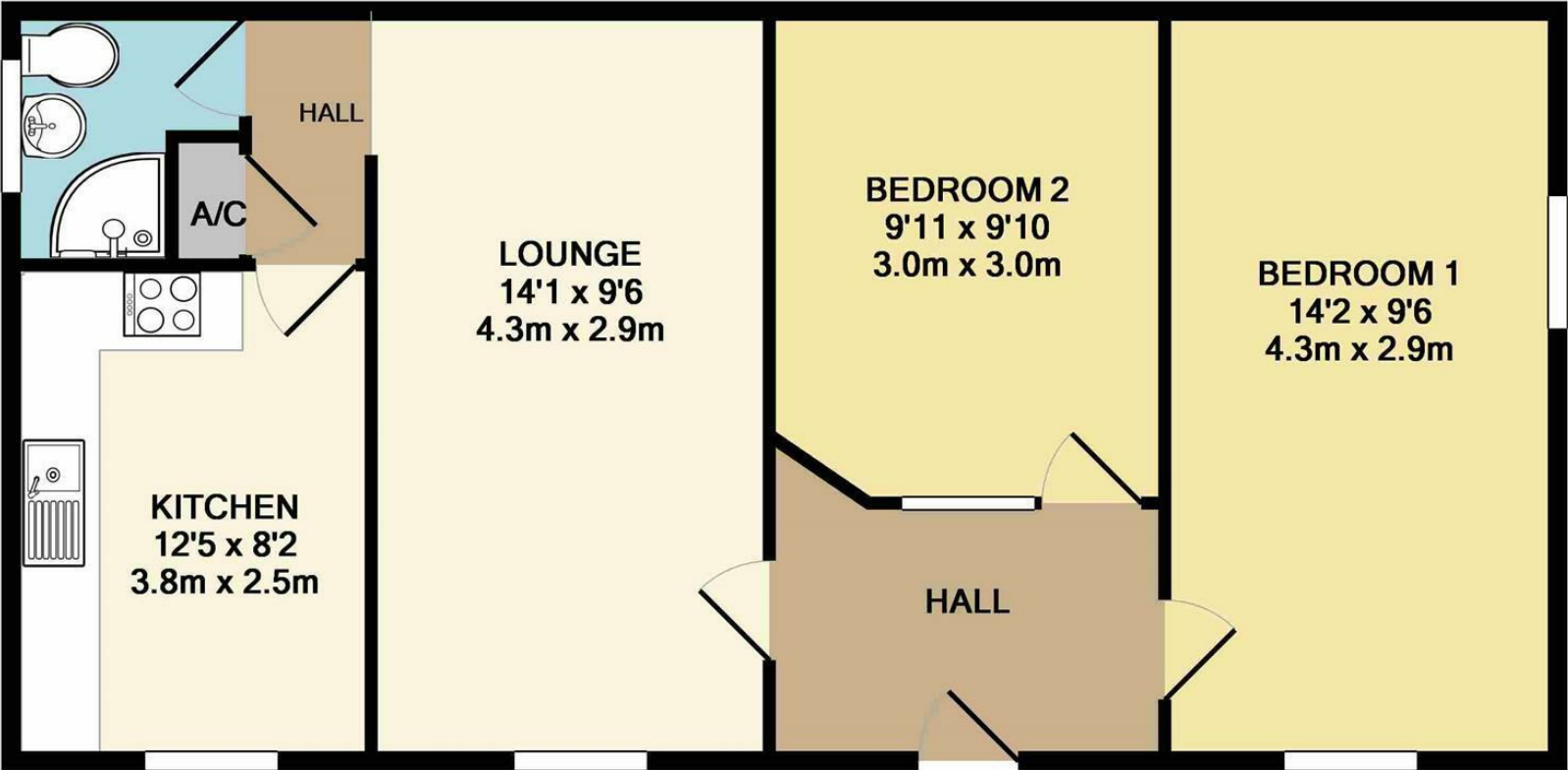




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	34	35
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Disclaimer – In accordance with the Property Misdescriptions Act, the company gives notice that all descriptions, references to condition, necessary permissions for use and other details are given in good faith and believed to be correct, but any intending lessees do not rely on them as statements of fact, but must satisfy themselves by inspection or other means, as to their accuracy.

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Swaffham Road | Dereham | NR19
Offers In Excess Of £90,000





abbotFox presents this chain free, two bedroom ground floor apartment. Situated a short walk from Dereham town centre this home is an ideal first time buy or investment opportunity. With accommodation comprising of an entrance hall, two double bedrooms, lounge, kitchen diner and bathroom, this home is deceptively spacious. An internal viewing comes highly recommended.

The town of Dereham, situated off the A47 approximately 15 miles west from Norwich City Centre offers a number of local amenities including supermarkets, public houses and restaurants, takeaways, clothing stores, pharmacies, and dental and doctors surgeries. Schooling for all ages is available from a variety of schools including the two local secondary schools, Dereham Neatherd High School and Northgate High School. The town is serviced by bus routes to Norwich City Centre and Peterborough. There is also a train station with lines to Wymondham with further connections onto Norwich Train Station. Due to its close proximity to the A47, travelling by car to various destinations around Norfolk is also very easy and convenient.

