

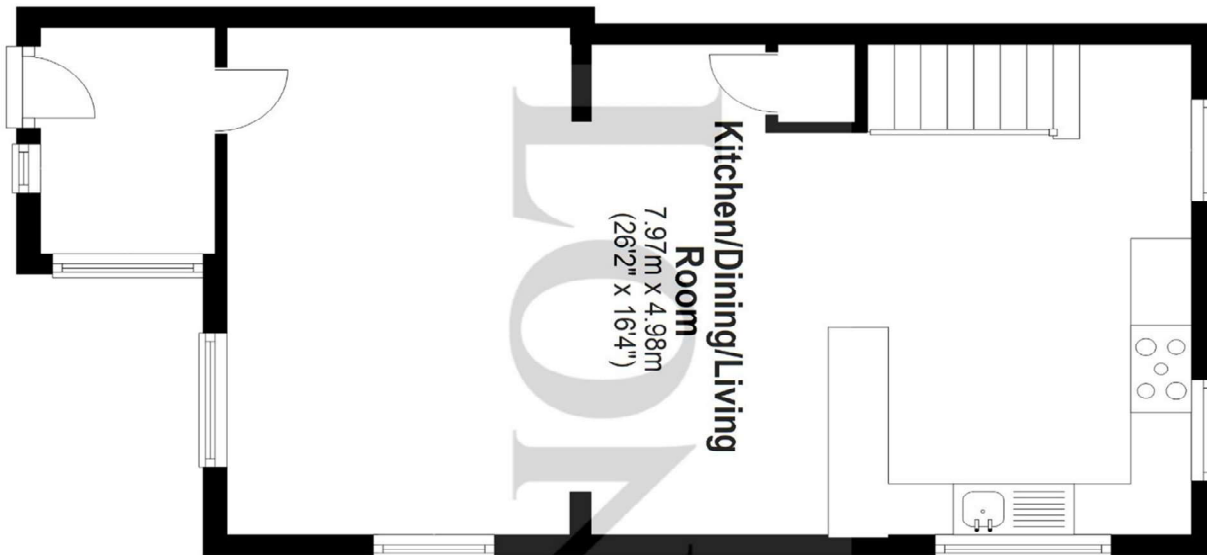


**London Street, Swaffham, PE37 7DD**

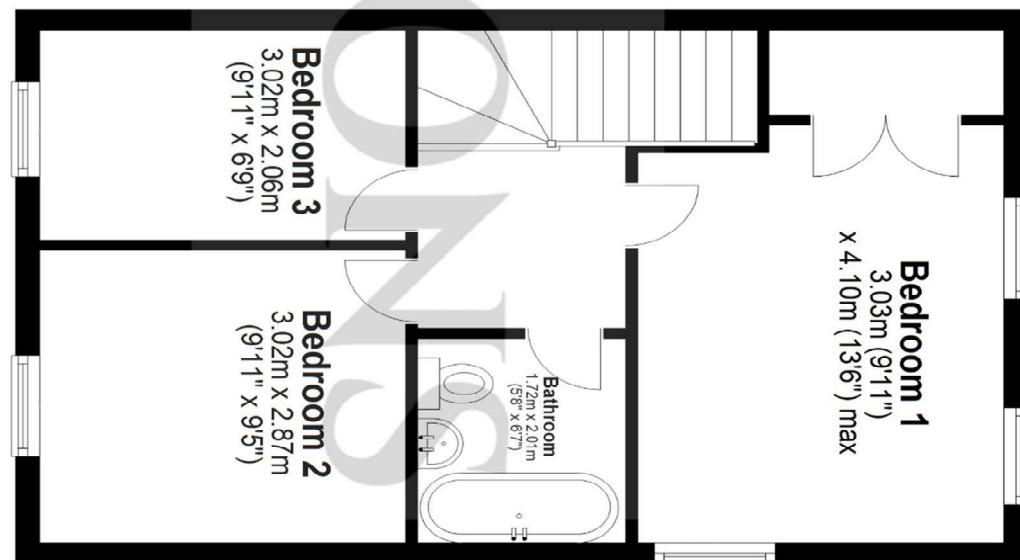
CHAIN FREE!! A three bedroom end terrace cottage conveniently located within very easy reach of Swaffham town centre. This character property offers open plan living to ground floor, courtyard garden and two parking spaces. Viewing highly recommended.

**Offers in Excess of £215,000 Freehold**

**Ground Floor**  
Approx. 42.3 sq. metres (455.1 sq. feet)



**First Floor**  
Approx. 40.1 sq. metres (431.6 sq. feet)



**Total area: approx. 82.4 sq. metres (886.7 sq. feet)**

Floor Plan measurements are approximate and are for illustrative purposes only.  
Plan produced using PlanUp.







### Rear Garden

Enclosed courtyard style garden laid to block paving, wooden fence to perimeter, gated access to side and parking.

### Agents Note

EPC rating D (Full copy available on request)  
Council tax band B (Own enquiries should be made via Breckland District Council)

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.

- End Terrace Character Cottage
- Three Bedrooms
- Open Plan Ground Floor
- Very Easy Reach Of Town Centre
- CHAIN FREE!!
- Courtyard Garden
- Two Parking Spaces
- Gas Central Heating

**CHAIN FREE!!** Situated within very easy reach of Swaffham town centre Longsons are delighted to bring to the market this three bedroom end terrace character cottage. The property offers open plan living to ground floor, kitchen/dining/living area, courtyard garden, two parking spaces, gas central heating and double glazing.

Viewing is highly recommended.

Briefly, the property offers entrance porch, open plan kitchen/dining/living area, three bedrooms, bathroom, courtyard garden, two parking spaces, gas central heating and double glazing.

### SWAFFHAM

Kings Lynn approx 15 miles, Downham Market approx 15 miles, Norwich approx 30 miles  
Swaffham is a popular Norfolk market town with a good selection of shops, pubs and restaurants, social clubs, sports clubs and a popular 18 hole golf club. The town is well catered for with a Waitrose and other supermarkets, an excellent Saturday market, three doctors surgeries, free parking throughout the town and also primary,

secondary and higher schools. There is easy access to the A47 with Kings Lynn approx 15 miles, Downham Market approx 15 miles, and approx 30 miles to the city of Norwich, all of which with rail links to London. Swaffham has an excellent bus services to local villages and surrounding towns and cities.

### Entrance Porch

Entrance door to rear aspect, double glazed windows to rear and side aspects, tiles to floor.

### Kitchen/ Dining/ Living Area 26'2" (7.98m) x 16'4" (4.98m)

Open plan ground floor

Fitted kitchen units to floor, wooden work surface over, breakfast bar, stainless steel sink unit, range style electric oven and hob, space and plumbing for washing machine, wooden boards to floor, double glazed window to front and side aspects, two radiators, stairs to first floor.

### Stairs and Landing

### Bedroom One

13'6" (4.11m) Max x 9'11" (3.02m)

Fitted wardrobes, double glazed window to side aspect, two double glazed Velux style windows, wooden boards to floor, radiator.

### Bedroom Two

9'11" (3.02m) x 9'5" (2.87m)

Double glazed window to rear aspect, wooden boards to floor, radiator.

### Bedroom Three

9'11" (3.02m) x 6'9" (2.06m)

Double glazed window to rear, wooden boards to floor, radiator.

### Bathroom

Bathroom suite comprising double ended bath with centrally mounted mixer tap and hand shower attachment, wash basin, WC, wooden boards to floor, tiled splashbacks, towel radiator, extractor fan.

