

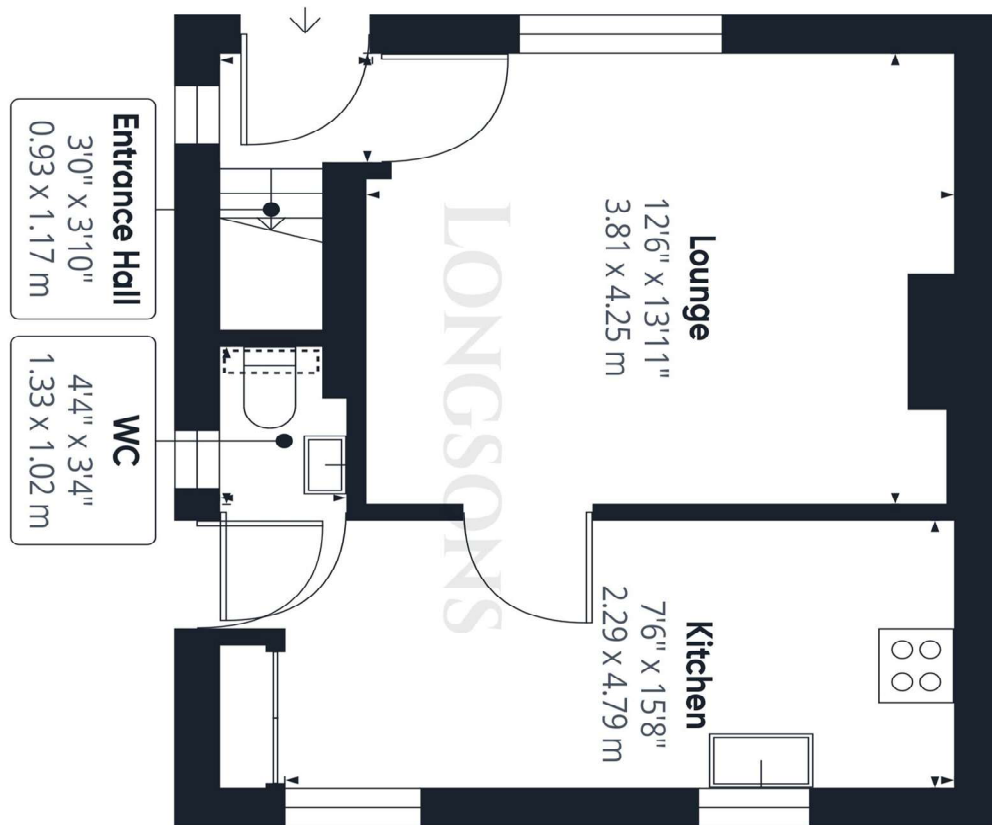


### Pedlars Grove, Swaffham, PE37 7HN

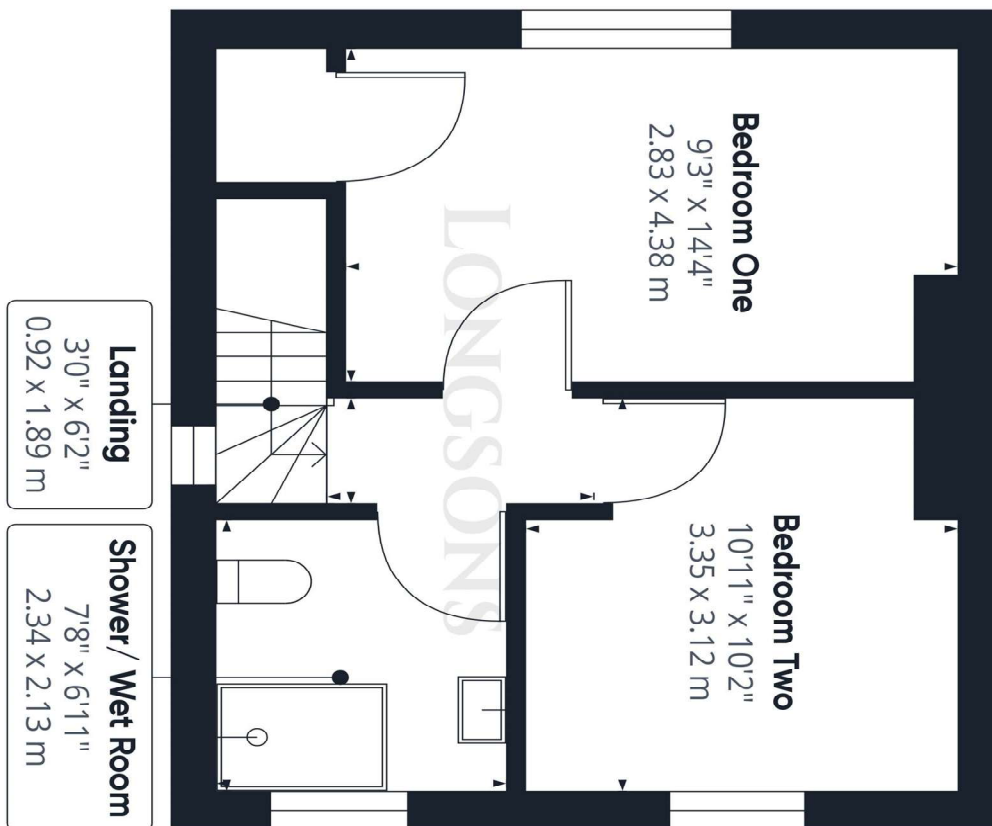
Very well presented, semi-detached two bedroom house conveniently situated within easy reach of Swaffham town centre. The property offers generous gardens, off road parking, recently fitted kitchen, modern shower/wet room, gas central heating and UPVC double glazing. Viewing highly recommended.

**Price £210,000 Freehold**

Floor 0



Floor 1







### Rear Garden

Good sized rear garden laid to lawn, paved patio seating area, metal garden store/workshop, outside light, outside tap, wooden fence to perimeter, gated access to front.

### Agent's Notes

EPC rating D68 (Full copy available on request)

Council tax band A (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.

- Semi-Detached House
- Two Bedrooms
- Newly Fitted Kitchen
- Shower/Wet Room
- Generous Gardens
- Off-Road Parking
- Gas Central Heating
- UPVC Double Glazing

Conveniently situated not too far from Swaffham town centre, Longsons are delighted to bring to the market this very well presented semi-detached two bedroom house. The property offers recently fitted modern kitchen, modern shower/wet room, generous gardens, parking, gas central heating and UPVC double glazing. Viewing highly recommended!

Briefly, the property offers entrance hall, lounge, kitchen, two bedrooms, shower/wet room, gardens, parking, gas central heating and UPVC double glazing throughout.

**SWAFFHAM**  
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 Hall

Stairs to first floor, UPVC double glazed entrance door to front aspect, radiator.

### Lounge

UPVC double glazed window to front aspect, radiator.

### Kitchen

Recently fitted modern kitchen with units to walls and floor complemented by a work surface over with stainless steel sink unit, mixer tap and drainer, integrated electric oven with ceramic hob and extractor hood over, space and plumbing for washing machine, space for large American style fridge/freezer, built-in cupboard housing gas central heating boiler, tiled splashback, tiles to floor, UPVC double glazed entrance door opening to side aspect, two UPVC double glazed windows to rear.

### Cloakroom

Hand wash basin, WC, obscure glass UPVC double glazed window to rear aspect, radiator.

### Stairs and Landing

Access to loft, UPVC double glazed window to side aspect.

### Bedroom One

UPVC double glazed window to front aspect, radiator, storage cupboard.

### Bedroom Two

UPVC double glazed window to rear, radiator.

### Shower/Wet Room

Shower with screen, wash basin, WC, shower wall panels, obscure glass UPVC double glazed window to rear aspect, extractor fan, towel radiator.

### Outside Front

Garden laid to low maintenance shingle providing off road parking for two to three vehicles, outside light, gated access to rear garden.

