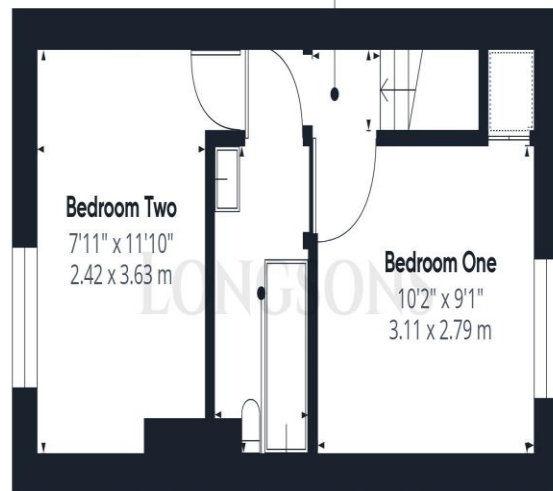
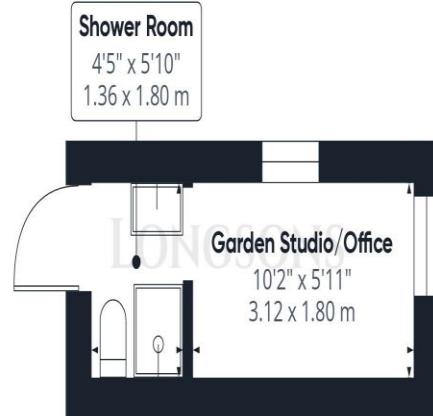


Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Floor 0 Building 3



## London Street, Swaffham, PE37 7DW

**OFFERED CHAIN FREE!**

Well presented terraced period property situated within easy reach of the town centre.

The two bedroom property offers log burning stove, garden studio/office, gardens, modern Fischer heating and UPVC double glazing.

**Offers in Excess of £160,000 Freehold**





#### Outside Front

Front garden laid to low maintenance shingle, path to front door, shrubs to border, wooden fence to perimeter.

#### Garden Studio/Office 10'2" (3.1m) x 5'11" (1.8m)

UPVC double glazed window to rear aspect, electric storage heater, shower cubicle, wash basin, WC, UPVC double glazed entrance door to front aspect.

#### Rear Garden

Well maintained rear garden laid to lawn, wooden workshop with electric light and power, outside tap, outside light, wooden fence to perimeter, gated access to side with right of way across neighbouring garden providing access to the front.

#### AGENTS NOTE

Right of way pedestrian access across rear of the whole terrace in both directions, giving access from rear gardens to London Street.

#### AGENTS NOTE

EPC rating E54 (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.

- Terraced Home
- Two Bedrooms
- Character Property
- Town Location
- Garden Studio with Shower/WC
- UPVC Double Glazing
- Modern Fischer Heating
- Offered CHAIN FREE!

Situated with an easy reach of Swaffham town centre, Longsons are delighted to bring to the market this well presented terrace two bedroom house. The property offers log burning stove, garden studio/office with shower and WC, gardens, modern Fischer heating and UPVC double glazing. Available CHAIN FREE!

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

UPVC double glazed entrance door to front aspect.

#### Lounge

12'0" (3.66m) x 11'11" (3.63m)  
Feature brickwork fireplace with oak mantel and slate hearth with inset log burning stove, UPVC double glazed window to front aspect, electric Fischer radiator.

#### Kitchen

9'7" (2.92m) x 11'10" (3.61m)  
Fitted kitchen units to floor complemented by an oak work surface over with ceramic butler style sink and mixer tap, space for electric oven, space for tall upright fridge/freezer, stairs to first floor, understairs storage cupboard, tiled splashback, tiles to floor, electric Fischer radiator, UPVC double glazed window to rear aspect.

#### Rear Lobby/Utility

Work surface with space and plumbing under for washing machine, UPVC double glazed entrance door opening to rear garden, two UPVC double glazed windows to rear aspect.

#### Stairs and Landing

#### Bedroom One

10'2" (3.1m) x 9'1" (2.77m)  
UPVC double glazed window to front aspect, wooden boards to floor, electric Fischer radiator.

#### Bedroom Two

7'11" (2.41m) x 11'10" (3.61m)  
Built-in cupboard housing hot water cylinder, loft access, UPVC double glazed window to rear aspect.

#### Bathroom

Bathroom suite comprising bath with shower over and shower curtain, wash basin, WC, tiled splashback, wall mounted electric fan heater.

