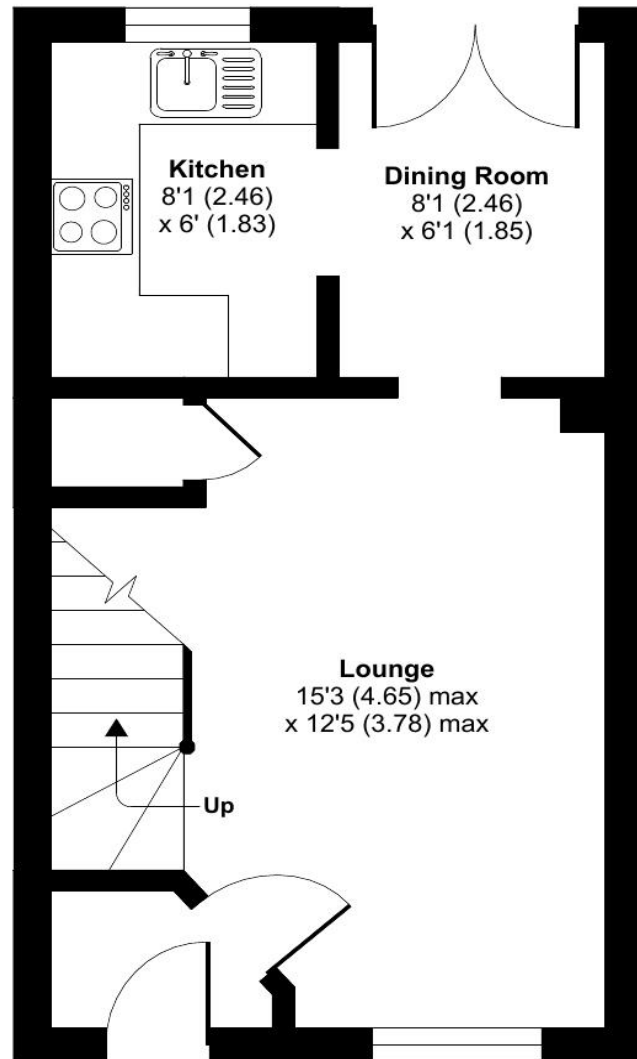


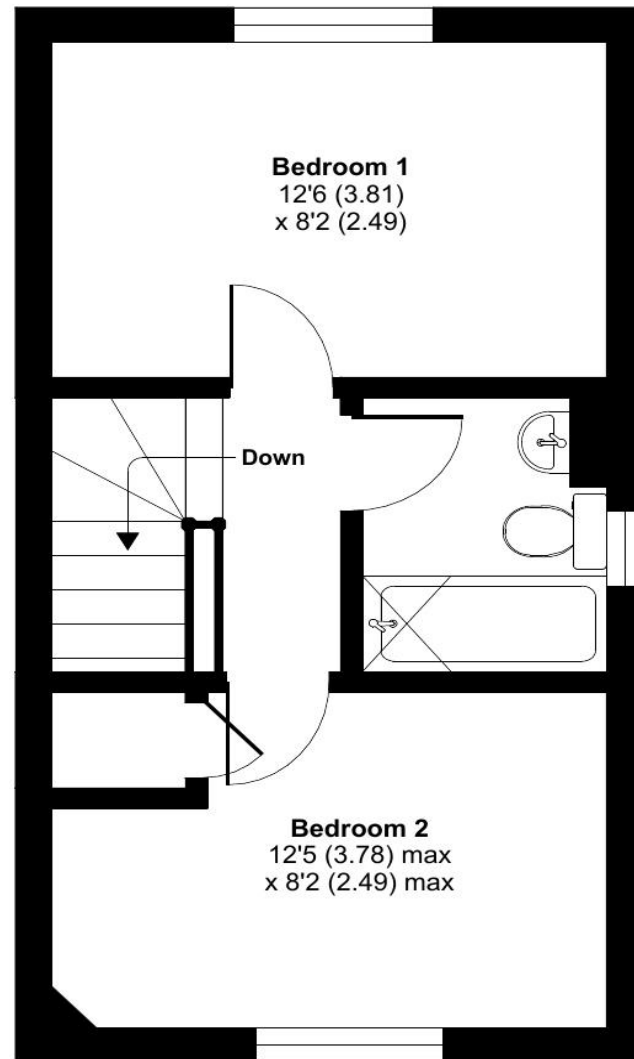
Heathlands, Swaffham, PE37

Approximate Area = 600 sq ft / 55.7 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Heathlands, Swaffham, PE37 7TG

Very well presented, modernised two bedroom end terraced house with open countryside to the rear on the popular Heathlands in Swaffham. The property has a new kitchen, bathroom and floor coverings, new doors and windows, parking, gardens, gas central heating and UPVC double glazing.

CHAIN FREE!

Price £199,950 Freehold



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Longsons. REF: 1154508





12'5" (3.78m) x 8'2" (2.49m)

Built-in cupboard housing hot water cylinder, UPVC double glazed window to front, radiator.

Bathroom

New bathroom suite comprising bath with shower over and shower screen, wash basin set within fitted cabinet, WC, tiled splashback, extractor fan, radiator, obscure glass UPVC double glazed window to side.

Outside Front

Front garden laid to lawn, path to front door, driveway to side providing off road parking, hedge to perimeter, gated access to rear garden.

Rear Garden

Enclosed rear garden laid to lawn, paved patio seating area, shrubs to borders, outside tap, wooden fence to perimeter.

EPC rating C 72 (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 House
- Two Bedrooms
- Open Countryside Views
- Two Reception Rooms
- Gardens and Parking
- Gas Central Heating
- UPVC Double Glazing
- CHAIN FREE

Agent`s Notes

Offered CHAIN FREE!

Situated on the popular Heathlands development in Swaffham, Longsons are delighted to bring to the market this modernised two bedroom end terraced house.

Following a recent refurbishment, the property offers new floor coverings, new kitchen, new bathroom suite, new doors and windows, freshly decorated throughout, two reception rooms, gardens, parking, open countryside to the rear, UPVC double glazing and gas central heating.

Briefly, the property offers entrance hall, lounge, dining room, kitchen, two bedrooms, bathroom, gardens, parking, gas central heating and UPVC double glazing.

SWAFFHAM
Swaffham, situated in the heart of Norfolk, is a sought-after market town that boasts a wide range of independent shops, traditional pubs, and delightful restaurants and cafes. This vibrant town is well-served, offering amenities like a Waitrose, Tesco and other supermarkets, a fantastic Saturday market, three

doctors` surgeries, abundant free parking, as well three primary schools and a secondary school. With its proximity to the A47, you can reach Kings Lynn in approximately 15 miles and the bustling city of Norwich in around 30 miles. Additionally, excellent bus services connect to nearby villages and surrounding towns and cities. Being in the heart of Norfolk, Swaffham is in the perfect location for the North Norfolk Coast, Thetford Forestry Commission, and close to train links to Cambridge and London. Dereham 12 miles, Watton 10 miles, Norwich 34 miles.

Entrance Hall

UPVC double glazed entrance door to front, radiator.

Lounge

15'3" (4.65m) Max x 12'5" (3.78m) Max

Stairs to first floor, understairs storage cupboard, UPVC double glazed window to front, radiator, opening

through to dining room.

Dining Room

8'1" (2.46m) x 6'1" (1.85m)

UPVC double glazed French doors opening to rear garden, radiator, opening through to kitchen.

Kitchen

8'1" (2.46m) x 6'0" (1.83m)

New fitted kitchen to walls and floor complemented by a work surface over, stainless steel sink unit with mixer tap and drainer, integrated electric oven, integrated gas hob with extractor hood over, space and plumbing for washing machine, space for tall upright fridge/freezer, cupboard housing wall mounted gas central heating boiler, UPVC double glazed window to rear.

Stairs and Landing

Loft access.

Bedroom One

12'6" (3.81m) x 8'2" (2.49m)

UPVC double glazed window enjoying open countryside views, radiator.

Bedroom Two

