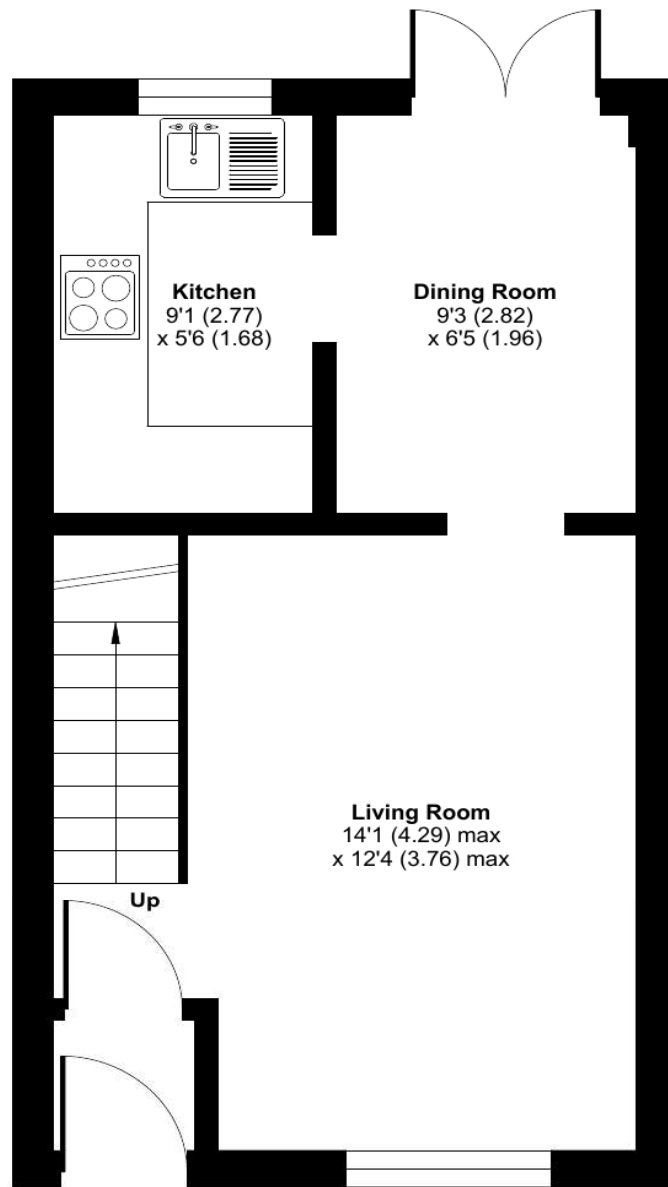


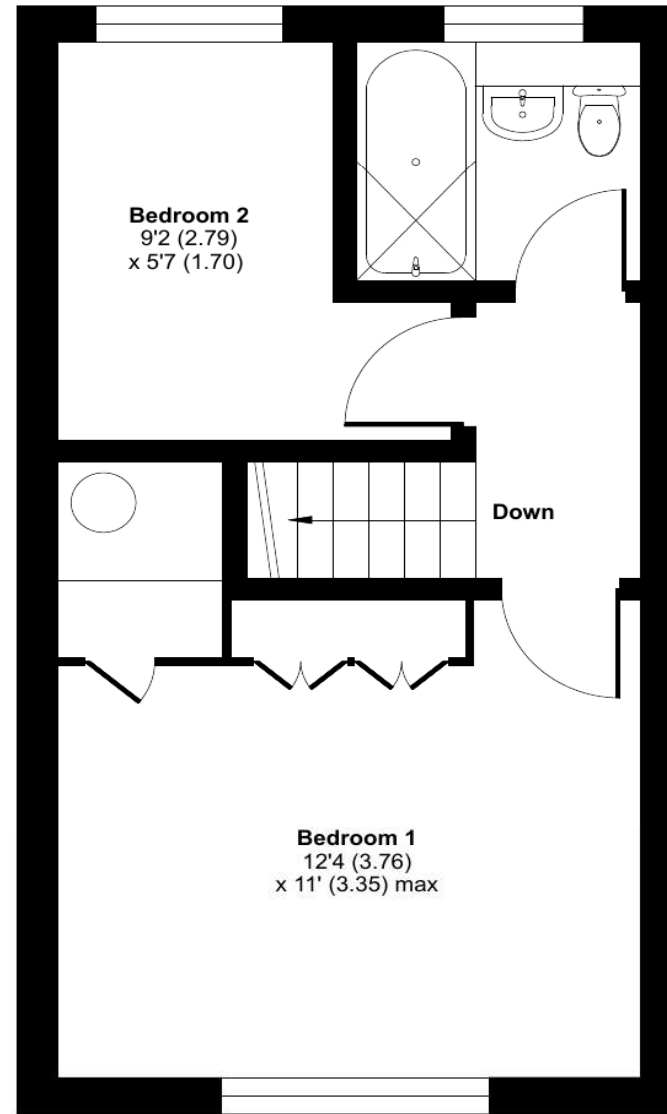
# Hamilton Close, Swaffham, PE37

Approximate Area = 588 sq ft / 54.6 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



## Hamilton Close, Swaffham, PE37 7TA

Extremely well presented, modernised mid terrace two bedroom house situated on the popular Heathlands development in Swaffham. This fantastic property offers gardens, two reception rooms, parking for two vehicles, gas central heating and UPVC double glazing. Viewing highly recommended!

CHAIN FREE!

**Offers Over £180,000 Freehold**



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Longsons. REF: 1184939



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**Outside Front**

Small front garden laid to gravel, driveway providing off road parking for two vehicles, brick built storage shed, outside light.

**Rear Garden**

Well maintained rear garden laid to lawn, wooden decked seating area, paved patio seating area, selection of shrubs and plants to borders, outside tap, wooden fence and wire fence to perimeter.

**Agent`s Notes**

EPC rating C73 (Full copy available on request)

Council tax band B (Own enquiries should be make 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.

- Modernised Mid-Terraced House
- Two Bedrooms
- Two Reception Rooms
- Energy Efficiency Rating C73
- Parking and Gardens
- Gas Central Heating
- UPVC Double Glazing
- CHAIN FREE!

Situated on the popular Heathlands development, Longsons are delighted to bring to the market this extremely well presented, modern mid terrace two bedroom house. This superb property offers two reception rooms, gardens, off street parking for two vehicles, gas central heating and UPVC double glazing.

Offered; CHAIN FREE!

Viewing highly recommended.

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

**SWAFFHAM**  
Swaffham is a popular Norfolk market town with a good selection of shops, pubs and restaurants. 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 and approx

30 miles to the city of Norwich, with excellent bus services to local villages and surrounding towns and cities.

**Entrance Porch**

Entrance door to front.

**Living Room**

**14'1" (4.29m) x 12'4" (3.76m)**

UPVC double glazed window to front, stairs to first floor, understairs storage cupboard, opening through to dining room, radiator.

**Kitchen**

**9'1" (2.77m) x 5'6" (1.68m)**

Fitted kitchen units to walls and floor complemented by a work surface over, stainless steel sink unit with mixer tap and drainer, space and plumbing for washing machine, space for electric cooker with extractor hood over, space for tall upright fridge/freezer, tiled splashback, UPVC double glazed window to rear, wall mounted modern gas central heating boiler.

**Dining Room**

**9'3" (2.82m) x 6'5" (1.96m)**

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

**Stairs & Landing**

Loft access.

**Bedroom One**

**12'4" (3.76m) x 11'0" (3.35m)**

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

**Bedroom Two**

**9'2" (2.79m) x 5'7" (1.7m)**

UPVC double glazed window to rear enjoying a open countryside views, radiator.

**Bathroom**

Modern bathroom suite comprising bath with shower over and shower screen, wash basin, WC, towel, radiator, obscure glass UPVC double glazed window to rear, extractor fan.

