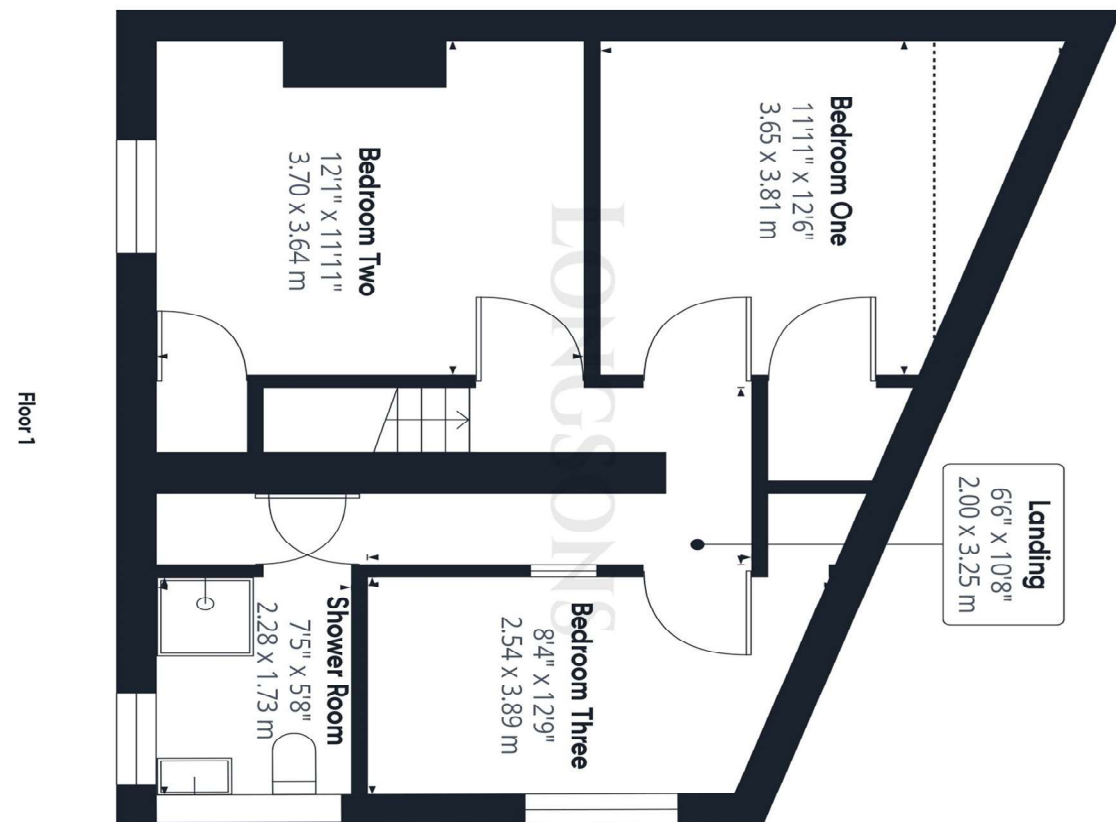
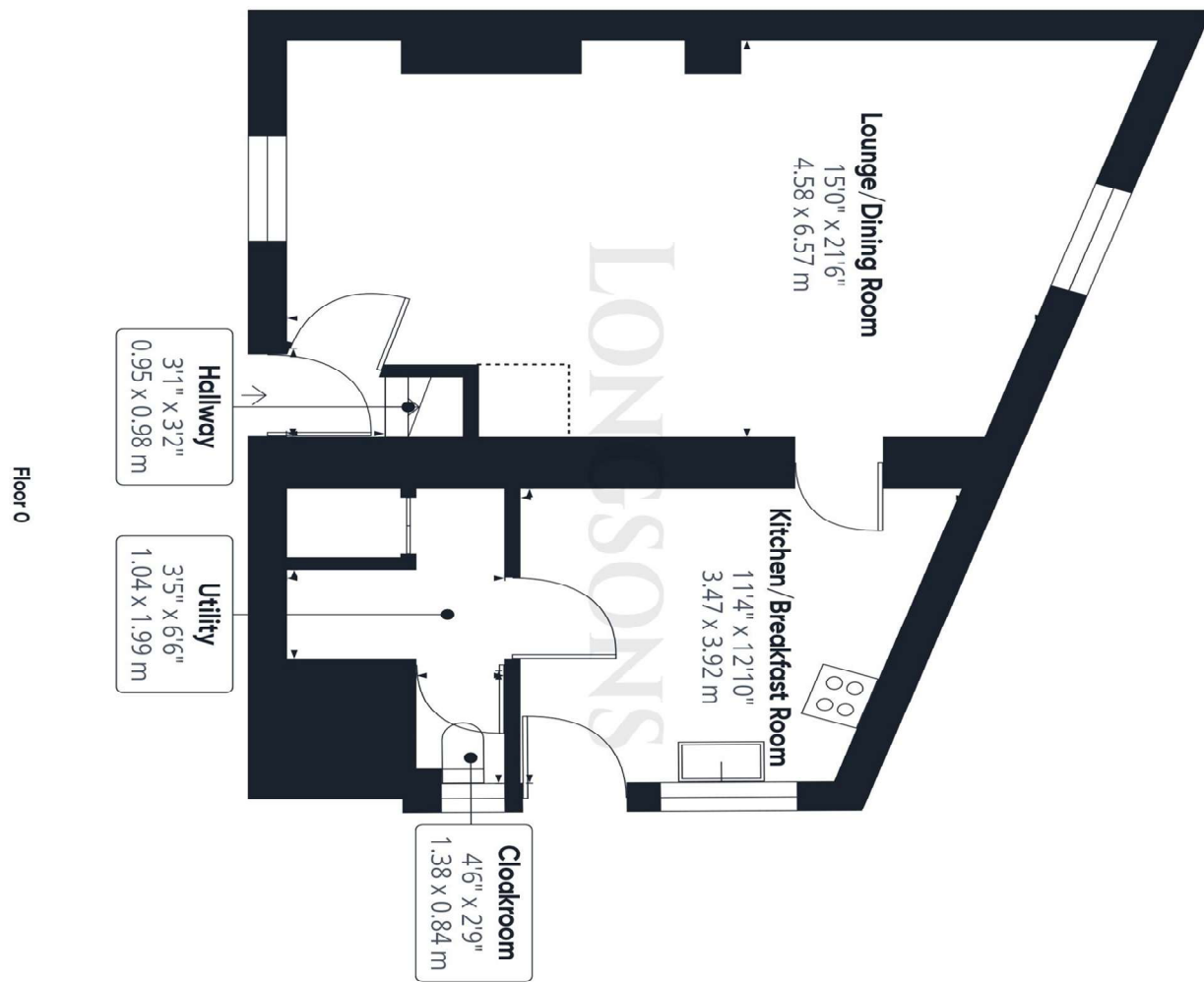




Lynn Road, Swaffham, PE37 7BB

Very well presented, refurbished and freshly decorated end terrace three bedroom house, conveniently situated within easy reach of Swaffham town centre. The property offers, new kitchen, new heating system, new floor coverings and much more. Available immediately!

Price £1,000 pcm To Let





Bedroom Three
8'4" (2.54m) x 12'9" (3.89m)

Wardrobe space to alcove, UPVC double glazed window to side, radiator.

Shower Room
7'5" (2.26m) x 5'8" (1.73m)

Shower cubicle, wash basin set within fitted cabinet, WC, towel radiator, built in cupboard, obscure glass UPVC double glazed window to side.

Agents Notes

EPC rating D57 (Full copy available on request)

Council tax band A (Own enquiries should be made via Breckland County Council)

Restrictions: No pets, No smokers

All photographs are provided for guidance only.

- Three Bedrooms
- End Terrace
- Recently Refurbished
- Energy Efficiency Rating D57
- Lounge/Dining Room
- Kitchen/Breakfast Room
- Utility Room
- Close to local amenities
- Gas Central Heating
- UPVC Double Glazing

Conveniently situated within easy reach of Swaffham town centre, Longsons are delighted to bring to the market, this spacious, very well presented, refurbished, end terrace three bedroom house. This fantastic property, has been freshly decorated and offers new kitchen and bathroom, gas central heating system, UPVC double glazing, floor coverings and more.

Restrictions: No pets, No smokers

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 as 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.

Entrance Hall
3'1" (0.94m) x 3'2" (0.97m)

UPVC double glazed entrance door to front, stairs to first floor.

Lounge/Dining Room
15'0" (4.57m) x 21'6" (6.55m)

UPVC double glazed windows front and rear, two radiators.

Kitchen/Breakfast Room
11'4" (3.45m) x 12'10" (3.91m)

New fitted kitchen units to wall and floor, work surface over, breakfast bar, space for electric oven with extractor hood over, space and plumbing for washing machine, space for tall upright fridge/freezer, tiled splashback, vertical radiator, UPVC double glazed entrance door opening to side, UPVC double glazed window to side.

Utility Room
3'5" (1.04m) x 6'6" (1.98m)

Space and plumbing for washing machine, space for tumble dryer, boot cupboard housing brand new gas central heating boiler, radiator.

Cloakroom
4'6" (1.37m) x 2'9" (0.84m)

WC, obscure glass UPVC double glazed window to side, wash basin.

Stairs & Landing
6'6" (1.98m) x 10'8" (3.25m)

Radiator.

Bedroom One
11'11" (3.63m) x 12'6" (3.81m)

Built in wardrobe, UPVC double glazed window to front, radiator.

Bedroom Two
12'1" (3.68m) x 11'11" (3.63m)

Built in wardrobe, UPVC double glazed Velux style roof window to front, loft access, radiator.

