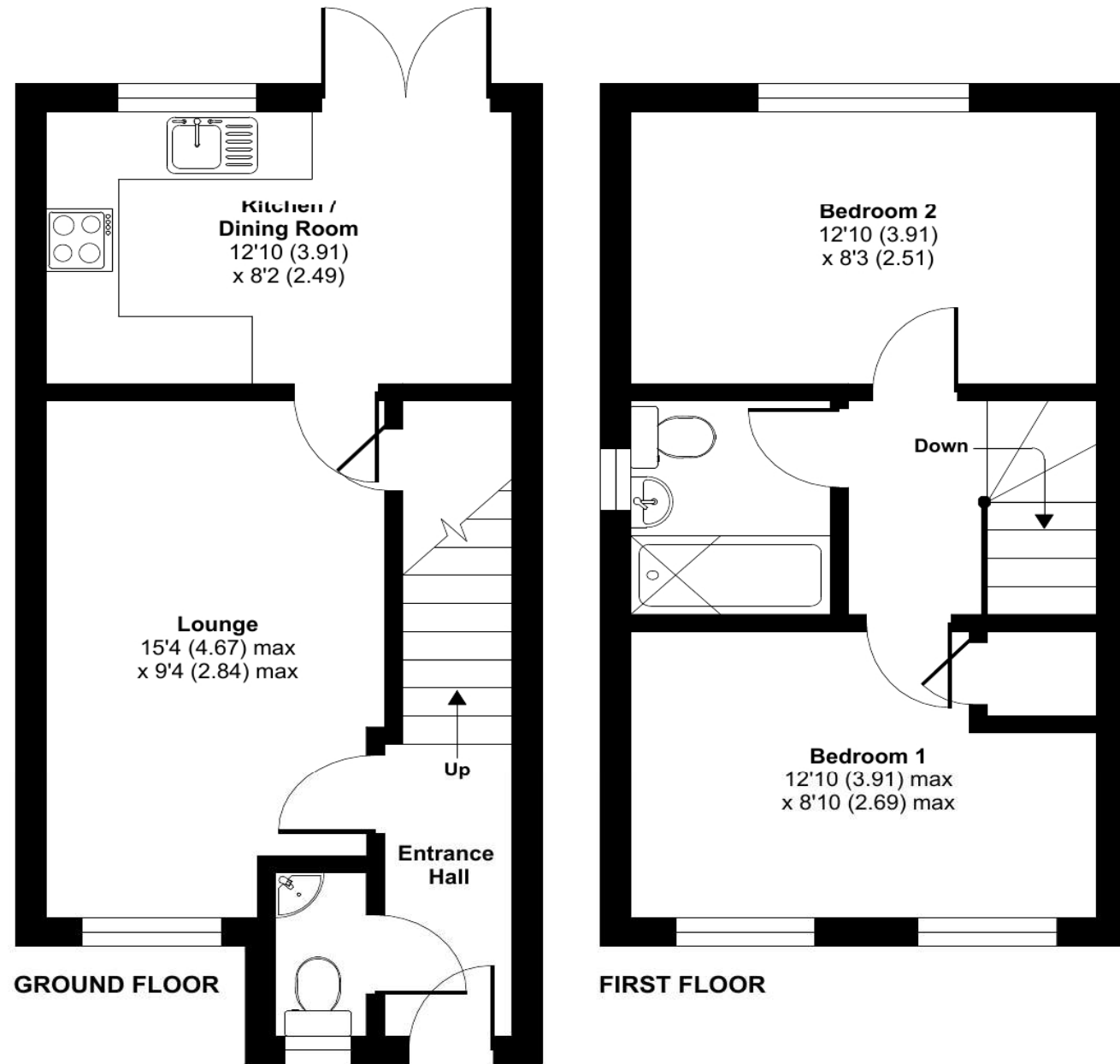
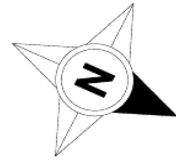


# Lancaster Road, PE37

Approximate Area = 639 sq ft / 59.4 sq m

For identification only - Not to scale



## Lancaster Road, Swaffham, PE37 8GX

**CHAIN FREE!**

A modern, two bedroom end-terrace house situated on a popular development on the outskirts of Swaffham. The property offers kitchen/dining room, lounge, cloakroom with WC, allocated parking, gas central heating, UPVC double glazing and eight years insurance backed warranty remaining.

**Price £210,000 Freehold**



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Longsons. REF: 1196700





**Outside Front**

Driveway laid to block paving providing parking leading to gated access to rear garden, outside lights.

**Rear Garden**

Enclosed rear garden laid to lawn, paved patio seating area, outside tap, wooden fence to perimeter, gated access to front.

**Agents Notes**

EPC rating B83 (Full copy available on request)  
Council tax band B (Own enquiries should be made via Breckland District Council)

Maintenance charge for the upkeep of communal garden areas upon site completion. Further details can be obtained through conveyancer at the time of purchase.

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.

- Modern End Terrace
- Two Bedrooms
- Kitchen/Dining Room
- Energy Efficiency Rating B83
- Allocated Parking
- Garden
- UPVC Double Glazing
- Gas Central Heating
- CHAIN FREE!

Situated on a popular development on the outskirts of Swaffham, Longsons are delighted to bring to the market this modern, two bedroom end-terrace house. The property, which was completed in 2022 and benefits from eight years insurance backed warranty also offers kitchen/dining room, cloak room with WC, allocated parking, garden, gas central heating and UPVC double glazing.

Offered CHAIN FREE!

Briefly, the property offers - Entrance hall, lounge, kitchen/dining room, cloakroom with WC, two bedrooms, bathroom, garden, 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 Hall**

Composite entrance door to front aspect, stairs to first floor, radiator.

**Lounge**

**15'4" (4.67m) Max x 9'4" (2.84m) Max**

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

**Kitchen/Dining Room**

**12'10" (3.91m) x 8'2" (2.49m)**

Fitted kitchen units to wall and floor complemented by granite worktop and up-stands with integrated sink and drainer with mixer tap, integrated electric oven with gas hob and extractor hood over, space and plumbing for washing machine, space for tall upright fridge/freezer, cupboard housing the gas central heating boiler, UPVC

double glazed window to rear aspect, dining area with UPVC double glazed French doors opening to rear garden, radiator.

**Cloakroom**

Corner wash basin, WC, obscure glass UPVC double glazed window to front aspect, radiator.

**Stairs and Landing**

Loft access.

**Bedroom One**

**12'10" (3.91m) x 8'10" (2.69m)**

Built-in over stairs cupboard, two UPVC double glazed windows to front aspect, two radiators.

**Bedroom Two**

**12'10" (3.91m) x 8'3" (2.51m)**

Built-in wardrobes, UPVC double glazed window to rear aspect, radiator.

**Bathroom**

Bathroom suite comprising bath with shower over, wash basin, WC, tiled splashback, extractor fan, radiator.

