



59 Lynn Road, Swaffham, PE37 7BB

Well presented two bedroom terrace cottage situated within easy reach of Swaffham town centre. The property offers conservatory, gardens, gas central heating and UPVC double glazing. Available immediately.

Price £700 pcm To Let

EER D (68/87) EIR C (69/88)





Outside Front

The front garden is laid to lawn, path to front door.

Outside Rear

Rear garden laid to lawn, brick built out-house store, garden wall and wooden fence to perimeter, gated access to rear.

All photographs are provided for guidance only.

- Well Presented
- Two Bedrooms
- Terrace House
- Easy Reach of Town Centre
- Gardens
- Conservatory

Situated within easy reach of Swaffham town centre, Longsons are delighted to bring to the market this well presented two bedroom terrace cottage. The property benefits include gardens, conservatory, gas central heating and UPVC double glazing.

Available immediately.

Restrictions: No pets, no smokers.

Briefly, the property offers lounge, kitchen, conservatory, two bedrooms, bathroom, gardens, gas central heating and UPVC double glazing.

SWAFFHAM
Kings Lynn approx 15 miles, Downham Market approx 15 miles, Norwich approx 30 miles
Swaffham is a popular Norfolk market town with a good selection of shops, pubs and restaurants, social clubs, sports clubs and a popular 18 hole golf club. 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, Downham Market approx 15 miles and approx 30 miles to the city of Norwich, all of which have rail links to London. Swaffham has an excellent bus service to local villages and surrounding towns and cities.

Lounge
12'10" (3.91m) x 12'0" (3.66m)

Double glazed entrance door to front, feature fireplace, UPVC double glazed window to front, radiator.

Kitchen/ Breakfast Room
12'5" (3.78m) x 9'11" (3.02m)

Fitted kitchen units to wall and floor, work surface over, stainless steel one and a half bowl sink unit with mixer tap and drainer, integral electric oven with electric hob and extractor over, breakfast bar, integral fridge/freezer, space and plumbing for washing machine, under stairs storage cupboard, UPVC double glazed window to rear, stairs to first floor.

Conservatory
10'7" (3.23m) x 6'4" (1.93m)

UPVC double glazed conservatory, entrance door opening to rear garden.

Stairs and Landing

Bedroom One
12'3" (3.73m) Max x 10'11" (3.33m) To Wardrobe

Built in wardrobes, UPVC double glazed window to front, radiator, loft access.

Bedroom Two
9'6" (2.9m) x 7'3" (2.21m) Max

Built in cupboard housing gas central heating boiler, UPVC double glazed window to rear, radiator.

Bathroom

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

