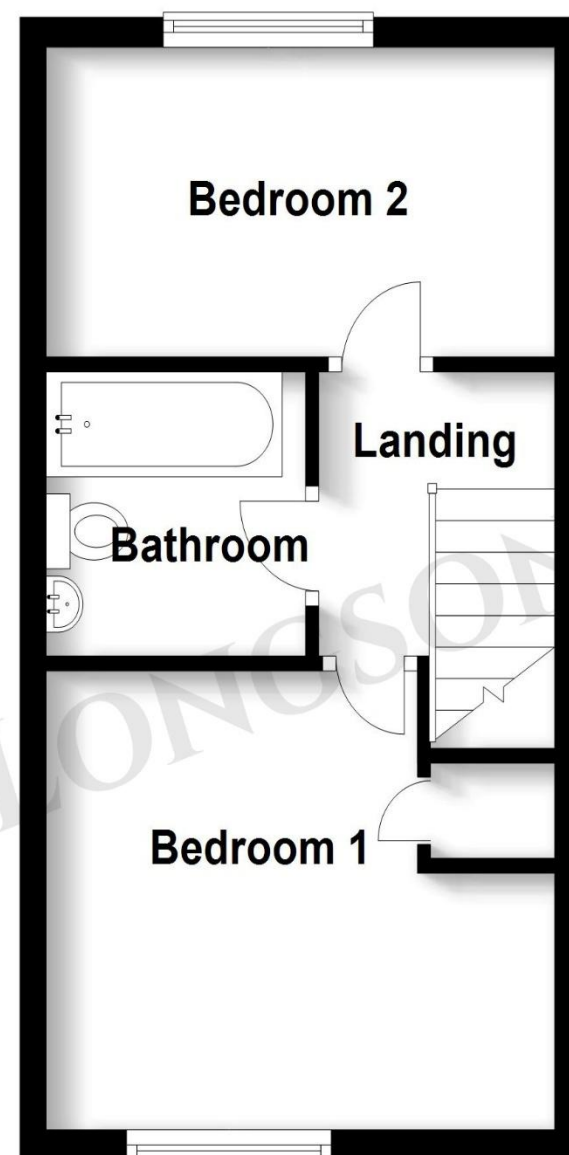


Ground Floor



First Floor



Stratton Close, Swaffham, PE37 7TJ

Well presented, semi-detached two bedroom house situated on the Heathlands area of Swaffham. The property offers a kitchen/breakfast room, conservatory, gardens, off road parking, gas central heating and UPVC double glazing.

Offers In Excess Of £190,000 Freehold





Stairs and Landing

Loft access.

Bedroom One

12'8" (3.86m) Max x 10'0" (3.05m) Max

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

Bedroom Two

12'9" (3.89m) x 6'8" (2.03m)

UPVC double glazed window to rear, radiator.

Bathroom

Bathroom suite comprising bath with shower over, wash basin, WC, tiled splashback, radiator, obscure glass UPVC double glazed window to side.

Outside Front

Front garden laid to lawn, driveway providing off road parking for up to two vehicles, gated access to rear garden.

Rear Garden

Rear garden laid to lawn, paved patio seating area, wooden garden shed,

outside light, shrubs, plants and ornamental trees to borders, wooden fence to perimeter, gated access to front.

Agent's Notes

EPC rating C70 (Full copy available on request)
Council tax band D (Own enquiries should be made via Breckland District Council)

Agent's Notes 2

Photographs are from our original advertisement pre-tenancy.

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.

- Semi-detached House
- Two Bedrooms
- Conservatory
- Energy Efficiency Rating C70
- Off Road Parking and Gardens
- Kitchen/Breakfast Room
- Gas Central Heating
- UPVC Double Glazing

Situated on the popular Heathlands area of Swaffham, Longsons are delighted to bring to the market this well presented semi-detached two bedroom house. The property offers a conservatory, kitchen/breakfast room, off road parking, gardens, gas central heating, and UPVC double glazing.

Briefly, the property benefits from lounge, kitchen/breakfast room, conservatory, two bedrooms, bathroom, gardens, off road 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.

Lounge

13'11" (4.24m) x 12'8" (3.86m)

UPVC double glazed entrance door to front, stairs to first floor, cupboard housing electric and gas meters, UPVC double glazed window to front, radiator.

Kitchen/Breakfast Room

12'8" (3.86m) x 9'4" (2.84m)

Modern fitted kitchen units to walls and floor, work surface over, stainless steel one and a half bowl sink unit with mixer tap and drainer, space for gas or electric cooker with extractor hood over, space and plumbing for washing machine, space for under counter fridge, wall mounted gas central heating boiler, tiled splashback, window and door to rear, radiator.

Conservatory

10'9" (3.28m) x 7'9" (2.36m)

UPVC double glazed conservatory, entrance door opening to rear garden, electric light and power sockets.

