



Hollywell Gardens, Swaffham, PE37 7BE

Very well presented, two bedroom ground floor flat situated within an exclusive private development for over 55's just a short walk from Swaffham town centre. The property offers kitchen/breakfast room and double glazing. Available immediately!

Price £630 pcm To Let





- Very Well Presented
- Ground Floor Flat
- Over 55`s Only
- Energy Efficiency Rating D60
- Available Immediately
- Kitchen/Breakfast Room
- Two Bedrooms
- Double Glazing

Situated within an exclusive private development for over 55`s right in the heart of Swaffham town centre, Longsons are delighted to bring to the rental market this very well presented two bedroom ground floor flat. The property offers kitchen/breakfast room and double glazing.

Available immediately!

Briefly, the property offers entrance hall, lounge, kitchen/breakfast room, inner hall, two bedrooms, bathroom, electric storage heating and double glazing.

Single person only. No Children. Over 55`s only. Non smokers only.

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 surgery`s, 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
Entrance door to front.

Lounge
16'0" (4.88m) x 10'7" (3.23m)
Sliding double glazed patio doors to rear, double glazed window to front aspect, electric storage heater.

Kitchen/Breakfast Room
11'9" (3.58m) Max x 9'9" (2.97m) Max
Fitted kitchen units to wall and floor, work surface over, stainless steel sink unit with drainer, space for electric oven and hob, space for fridge/freezer, double glazed window to front aspect, electric storage heater.

Inner Hall
Built in cupboard housing hot water cylinder.

Bedroom One
9'11" (3.02m) x 8'5" (2.57m)
Double glazed window to front aspect, electric storage heater.

Bedroom Two
9'10" (3m) x 7'3" (2.21m)
Double glazed window to rear aspect, modern electric panel heater, built in wardrobe.

Bathroom
Bathroom suite comprising bath with shower over and shower curtain rail, wash basin, WC, space and plumbing for washing machine, electric storage heater, obscure glass double glazed window to rear.

Agent`s Notes
EPC rating D60 (Full copy available on request)
Council tax band A (Own enquiries should be make via Breckland District Council)

All photographs are provided for guidance only.

