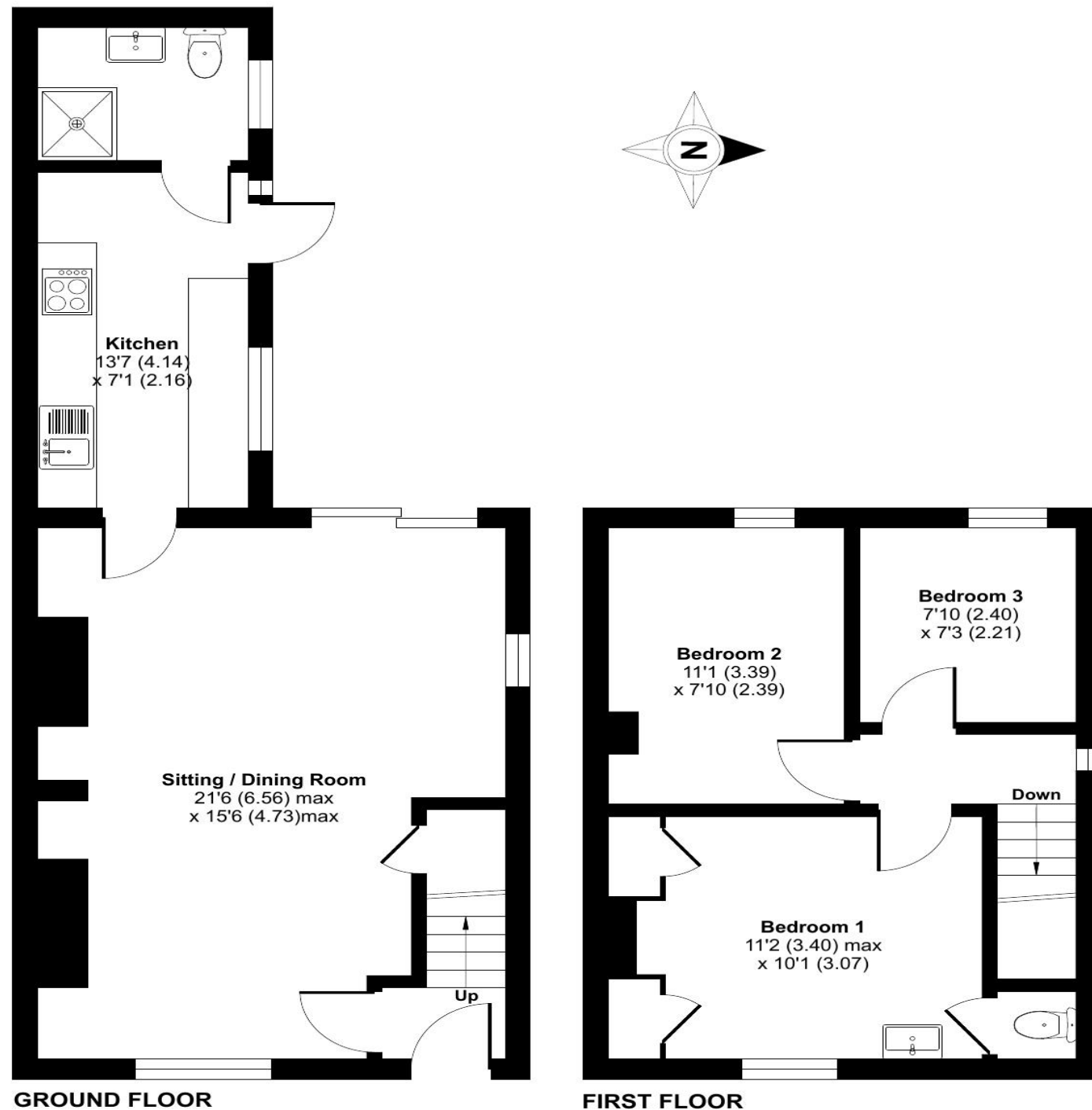


## King Street, Swaffham, PE37

Approximate Area = 810 sq ft / 75.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2025. Produced for Longsons. REF: 1282546



Fitzroy House 32 Market Place Swaffham Norfolk PE37 7QH  
Tel: 01760 721389 | Email: [info@longsons.co.uk](mailto:info@longsons.co.uk)  
<https://www.longsons.co.uk>



## King Street, Swaffham, PE37 7BU

CHAIN FREE! Three bedroom semi-detached house situated within easy distance of Swaffham town centre. Offering good potential, the property is need of some modernisation and offers lounge/diner, generous rear garden and UPVC double glazing.

**Price £180,000 Freehold**

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wooden fence to perimeter, outside tap, outside light, gated access to front.

#### Agent`s Notes

EPC rating D68 (Full copy available on request)

Council tax band B (Own enquiries should be made via Breckland District Council)

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.

- Three Bedroom Semi-Detached House
- Popular Town Location
- Offering Loads of Potential
- Energy Efficiency Rating D68
- Gardens and Off-Road Parking
- UPVC Double Glazing
- No Onward Chain

Situated within easy reach of the town centre, Longsons are delighted to bring to the market this three bedroom semi-detached house. The property offers good potential and offers a generous rear garden, UPVC double glazing and off road parking.

Briefly the property offers entrance hall, lounge/diner, kitchen, bathroom on the ground floor, three bedrooms, gardens and UPVC double glazing.

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 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. Dereham 12 miles, Watton 10 miles, Norwich 34 miles.

#### Entrance Hall

Stairs to first floor.

#### Sitting/Dining Room

**21'6" (6.55m) x 15'6" (4.72m)**

Under-stair cupboard, UPVC double glazed patio doors opening to rear garden, UPVC double glazed window to front, radiator.

#### Kitchen

**13'7" (4.14m) x 7'1" (2.16m)**

Fitted units to walls and floor, work surface over, one and a half bowl sink unit with mixer tap and drainer, space for electric cooker, space and plumbing for washing machine, space for tumble dryer, space for tall fridge/freezer, UPVC double glazed window to side, door leading to rear garden.

#### Wet Room

Shower, hand wash basin, WC, obscured glass UPVC double glazed window to side.

#### Bedroom One

**11'2" (3.4m) x 10'1" (3.07m)**

fitted wardrobes, hand wash basin, water closet, UPVC double glazed window to front, radiator.

#### Bedroom Two

**11'1" (3.38m) x 7'10" (2.39m)**

UPVC double glazed window to rear, radiator.

#### Bedroom Three

**7'10" (2.39m) x 7'3" (2.21m)**

UPVC double glazed window to rear, radiator.

#### Outside Front

Brickweave driveway, path leading to front door, area laid to shingle wooden fence to perimeter, gated access to rear.

#### Rear Garden

Private low maintenance rear garden mainly laid to paving and shingle, shrubs and trees to raised borders,

