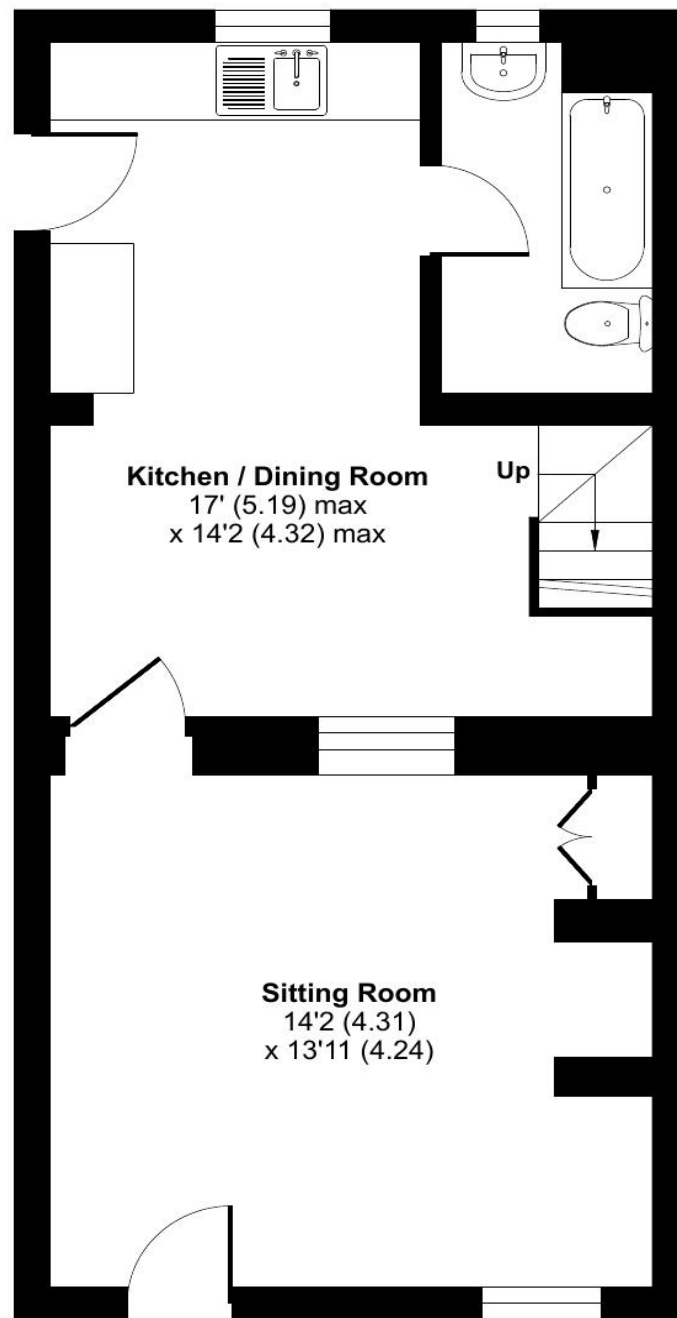


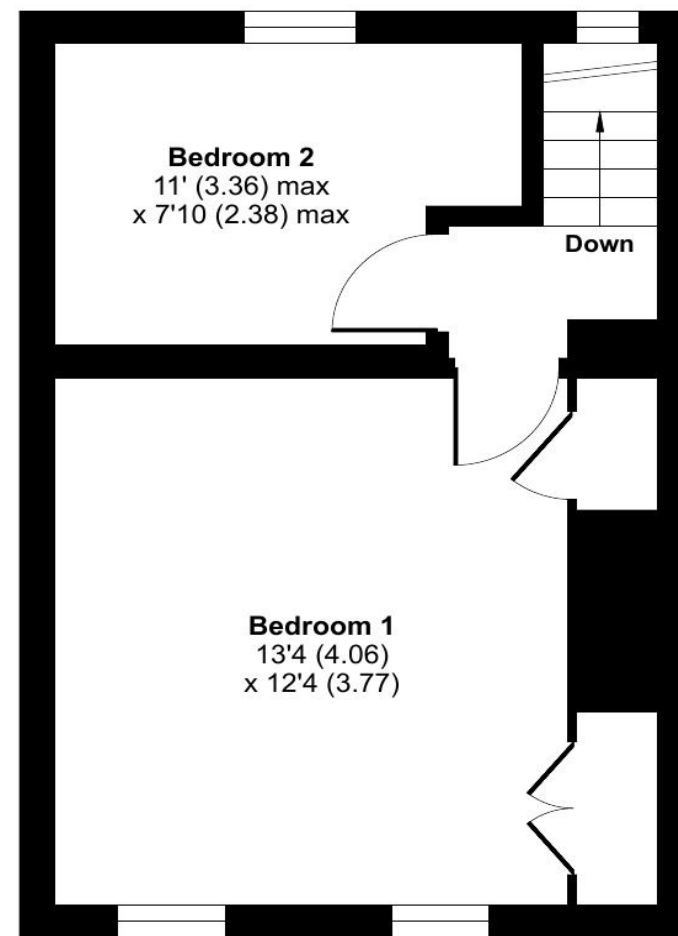
Lynn Road, Swaffham, PE37

Approximate Area = 752 sq ft / 69.8 sq m

*For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Lynn Road, Swaffham, PE37 7BB

CHAIN FREE!

Well presented, two bedroom brick and flint cottage situated within easy reach of Swaffham town centre. The property offers two reception rooms, downstairs bathroom, garden, gas central heating and UPVC double glazing.

Viewing highly advised.

Price £180,000 Freehold

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2025. Produced for Longsons. REF: 1299432



Fitzroy House 32 Market Place Swaffham Norfolk PE37 7QH
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Bedroom One 13'4" (4.06m) x 12'4" (3.76m)

Two UPVC double glazed windows to front, built in wardrobes, loft access, radiator.

Bedroom Two 11'0" (3.35m) x 7'10" (2.39m)

UPVC double glazed window to rear, radiator.

Rear Garden

Area laid to shingle, pathway from rear door leading to lawned garden area, wooden shed, wooden fence to perimeter.

Agents Note

The vendor has informed us the property benefits from a right of way along the pathway to the rear garden, further information can be obtained from Longsons.

Agents Note

EPC rating D62 (Full copy available on request)
Council tax band A (Own enquiries should be made via Breckland District Council)

- Brick & Flint Cottage
- Two Bedrooms
- Two Reception Rooms
- Energy Efficiency Rating D62
- Garden
- Gas Central Heating
- Close to Town Location
- No Onward Chain!

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.

Situated within easy reach of Swaffham town centre, Longsons are delighted to bring to the market this well presented, two bedroom cottage. This period property offers character featured and includes two reception rooms, downstairs bathroom, garden, gas central heating and UPVC double glazing.

Viewing highly advised.

Offered for sale CHAIN FREE!

Briefly, the property offers lounge, dining room, kitchen, bathroom, two bedrooms, garden, gas central heating 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.

Sitting Room 14'2" (4.32m) x 13'11" (4.24m)

UPVC double glazed entrance door to front, feature brick fireplace with inset log burning stove, built-in cupboard, radiator.

Kitchen/Dining Room 17'0" (5.18m) x 14'2" (4.32m)

Fitted kitchen units to wall and floor, worksurface over, stainless steel sink unit with mixer tap and drainer, space for under counter fridge/freezer, integrated electric oven, integrated electric hob, space and plumbing for washing machine, tiled splashback, tiles to floor, UPVC double glazed window to rear, entrance door to side opening to rear garden, radiator, stairs to first floor.

Bathroom

Bathroom suite comprising; bath with shower over and shower screen, wash basin, WC, tiled splashback, tiles to floor, radiator, extractor fan, obscure glass UPVC double glazed window to rear.

Stairs & Landing

UPVC double glazed window to rear.

