



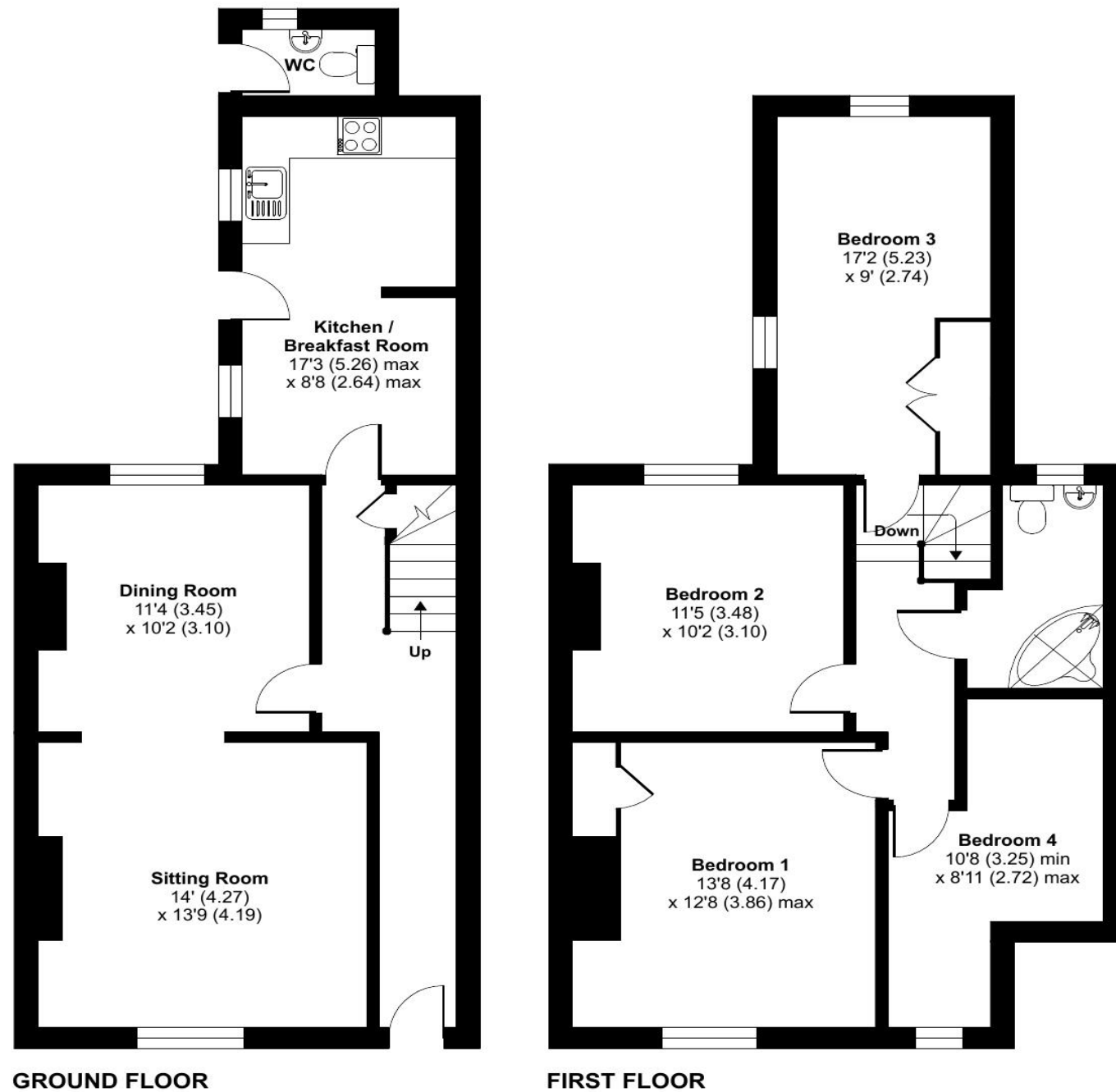
Ash Close, Swaffham, PE37

Approximate Area = 1335 sq ft / 124 sq m

Outbuilding = 17 sq ft / 1.5 sq m

Total = 1352 sq ft / 125.6 sq m

For identification only - Not to scale



Ash Close, Swaffham, Norfolk, PE37 7NH

Chain free four bedroom Georgian cottage in a non-estate town centre location. This deceptively spacious cottage with many original character features has a lot to offer including an open-plan kitchen/breakfast room, two reception rooms, solar PV, Sash windows, gardens, parking and gas central heating.

Price £250,000 Freehold

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Longsons. REF: 1369795



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Bedroom Four
10'8" (3.25m) x 8'11" (2.72m)
 UPVC double glazed Sash window to the front, radiator.

Bathroom
 Suite comprising corner panelled bath with mains shower over, WC, hand wash basin, partly tiled walls, radiator, exposed wooden floorboards, UPVC double glazed obscure glass window overlooking the rear.

Outside Front
 Wrought iron gate and railings to perimeter, brick path to front door, trees and shrubs to beds and borders, covered passageway to side giving right of way to neighbouring properties.

Rear Garden
 Fully enclosed rear garden laid to brick and paving with paved pathway to rear of the garden and a patio seating area, external WC, mature trees, shrubs and flowers to beds and borders, access to rear parking area.

External WC
 WC, hand wash basin, tiled floor, obscure glass window.

Agent's Note
 EPC rating D59 (Full copy available on request)
 Council tax band C (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.

- Four Bedroom Georgian Style Cottage
- Character Property with Huge Potential
- Non Estate Town Centre Location
- Energy Efficiency Rating
- Two Reception Rooms
- Gas Central Heating and UPVC Double Glazing
- Solar PV Panels
- Offered with No Onward Chain

Situated in a non estate position within the market town of Swaffham, Longsons are delighted to bring to the market this four bedroom Georgian cottage. The property is deceptively spacious and would be enhanced with some decorative updates and modernisation. The cottage has many original character features including exposed beams, fireplaces and split level landing, and also includes kitchen/breakfast room, two reception rooms, solar PV, UPVC Sash windows, gardens, parking and gas central heating.

Viewing highly recommended to fully appreciate the potential on offer.

Offered with NO ONWARD CHAIN!

Briefly the property offers entrance hall, dining room, lounge, kitchen/breakfast room, four bedrooms, bathroom, gardens, external WC, parking, PV solar panels.

Entrance Hall
 Partly glazed wooden door to front, stairs to first floor, under stairs storage cupboard.

Dining Room
11'4" (3.45m) x 10'2" (3.1m)
 Decorative fireplace with cast iron open fire, wooden floorboards, UPVC double glazed Sash window to the rear, radiator.

Sitting Room
14'0" (4.27m) x 13'9" (4.19m)
 Feature fireplace with inset wood burning stove, wooden floorboards, UPVC double glazed Sash window to the front, radiator.

Kitchen/Breakfast Room
17'3" (5.26m) x 8'8" (2.64m)
 Range of fitted units to walls and floor, work surface over, stainless steel sink unit with mixer tap and drainer, tiled splashback, integrated electric oven and hob with extractor hood over,

space for fridge/freezer, space and plumbing for washing machine, exposed wooden ceiling beams, two UPVC double glazed Sash window to the side, door leading to rear garden.

Stairs and Landing
 Loft access, radiator.

Bedroom One
13'8" (4.17m) x 12'8" (3.86m)
 Built-in storage cupboard, feature fireplace with wooden surround, UPVC double glazed Sash window to front, radiator.

Bedroom Two
11'5" (3.48m) x 10'2" (3.1m)
 Feature fireplace, UPVC double glazed Sash window to the rear, radiator.

Bedroom Three
17'2" (5.23m) x 9'0" (2.74m)
 Cupboard housing the hot water cylinder, wooden floorboards, exposed wooden ceiling beams, UPVC double glazed Sash window to the rear and side, radiator.

