

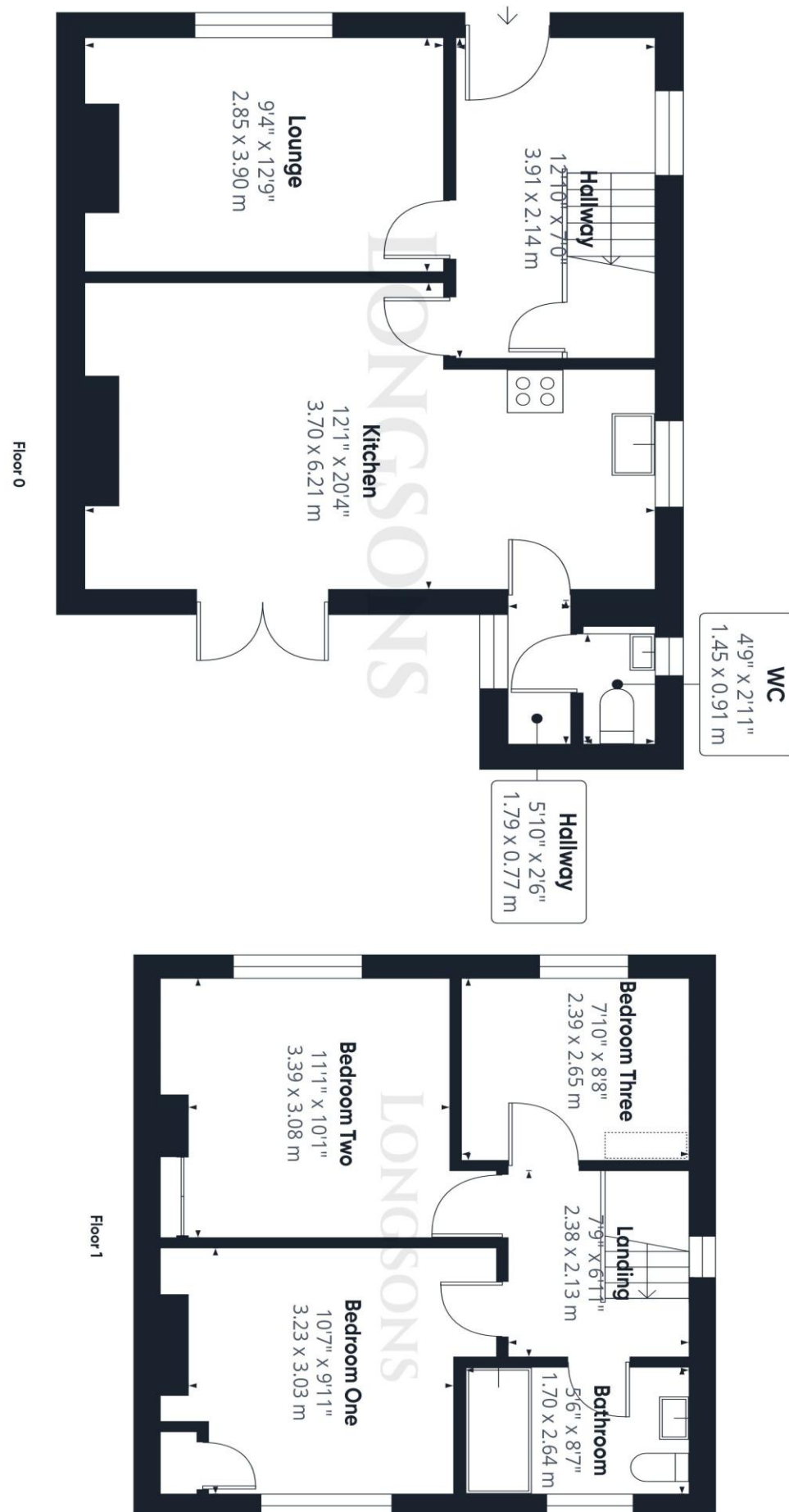


## Coronation Grove, Swaffham, PE37 7LX

**CHAIN FREE!**

Fully modernised throughout, this property in the Market town of Swaffham is ready to move in with newly installed heating system, electrics, roof, UPVC double glazed windows and doors, new internal doors, architrave and skirting, new kitchen and bathroom, landscaped garden and parking.

**Offers in Excess of £240,000 Freehold**







#### Cloakroom

Hand wash basin, WC, radiator, UPVC double glazed window to side.

#### Stairs and Landing

Loft access, UPVC double glazed window to side.

#### Bedroom One

**10'7" (3.23m) x 9'11" (3.02m)**

Built-in cupboard housing brand new gas central heating boiler, UPVC double glazed window to rear, radiator.

#### Bedroom Two

**11'1" (3.38m) x 10'1" (3.07m)**

Built-in wardrobe, UPVC double glazed window to front, radiator.

#### Bedroom Three

**7'10" (2.39m) x 8'8" (2.64m)**

UPVC double glazed window to front, radiator.

#### Bathroom

Brand new suite comprising P shaped bath with rainfall shower head over, separate hand shower attachment and shower screen, wash basin set within fitted cabinet, WC, obscure glass UPVC double glazed window to rear, towel radiator, tiles to floor, tiled splashback.

#### Outside Front

Front garden laid to shingle providing off-road parking for at least two vehicles.

#### Rear Garden

Enclosed rear garden freshly laid to turf, paved patio seating area, new wooden fence to perimeter, access to front.

#### Agent's Note

EPC rating C74 (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.

- Fully Modernised Throughout
- Three Bedroom Semi-Detached House
- Two Reception Rooms
- Energy Efficiency Rating C74
- Utility and Cloakroom
- Gardens and Parking
- UPVC Double Glazing and Gas Central Heating
- Offered CHAIN FREE!

Conveniently situated within easy reach of Swaffham town centre, Longsons are delighted to bring to the market this fully refurbished semi-detached three bedroom house. This fantastic property is ready to move in and offers new roof, new UPVC double glazing and external doors, newly installed full gas central heating system, updated electrics, new internal doors, skirting and architrave, brand new kitchen and bathroom, landscaped garden, parking and more!

More photos to follow.

Offered for sale CHAIN FREE!

Viewing highly advised to fully appreciate all on offer.

Briefly the property offers entrance hall, lounge, kitchen, dining room, utility room, cloakroom with WC, three bedrooms, bathroom, parking, gardens, 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.

#### Entrance Hall

Composite entrance door to front, stairs to first floor, under stairs storage cupboard, UPVC double glazed window to side, radiator.

#### Lounge

**9'4" (2.84m) x 12'9" (3.89m)**

UPVC double glazed window to front, radiator.

#### Kitchen/Dining Room

**12'1" (3.68m) x 20'4" (6.2m)**

Brand new fitted kitchen with worksurface over, composite sink unit with mixer tap and drainer, range of integrated appliances including; fridge, freezer, slimline dishwasher, electric oven with ceramic hob and extractor hood over, UPVC double glazed French doors opening to rear garden, radiator, UPVC double glazed window to side.

#### Utility Room

Worksurface with space and plumbing under for washing machine, UPVC double glazed window to side, radiator.

