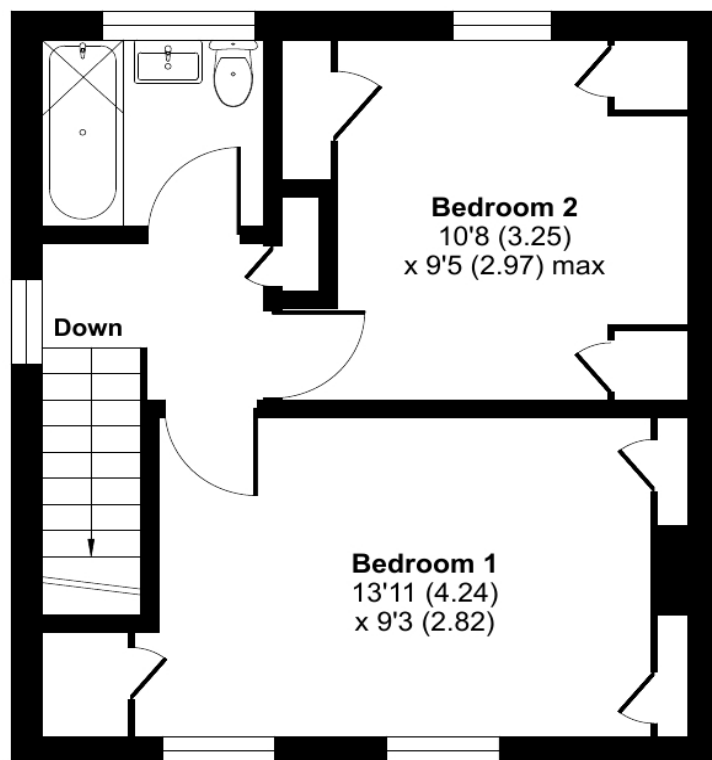


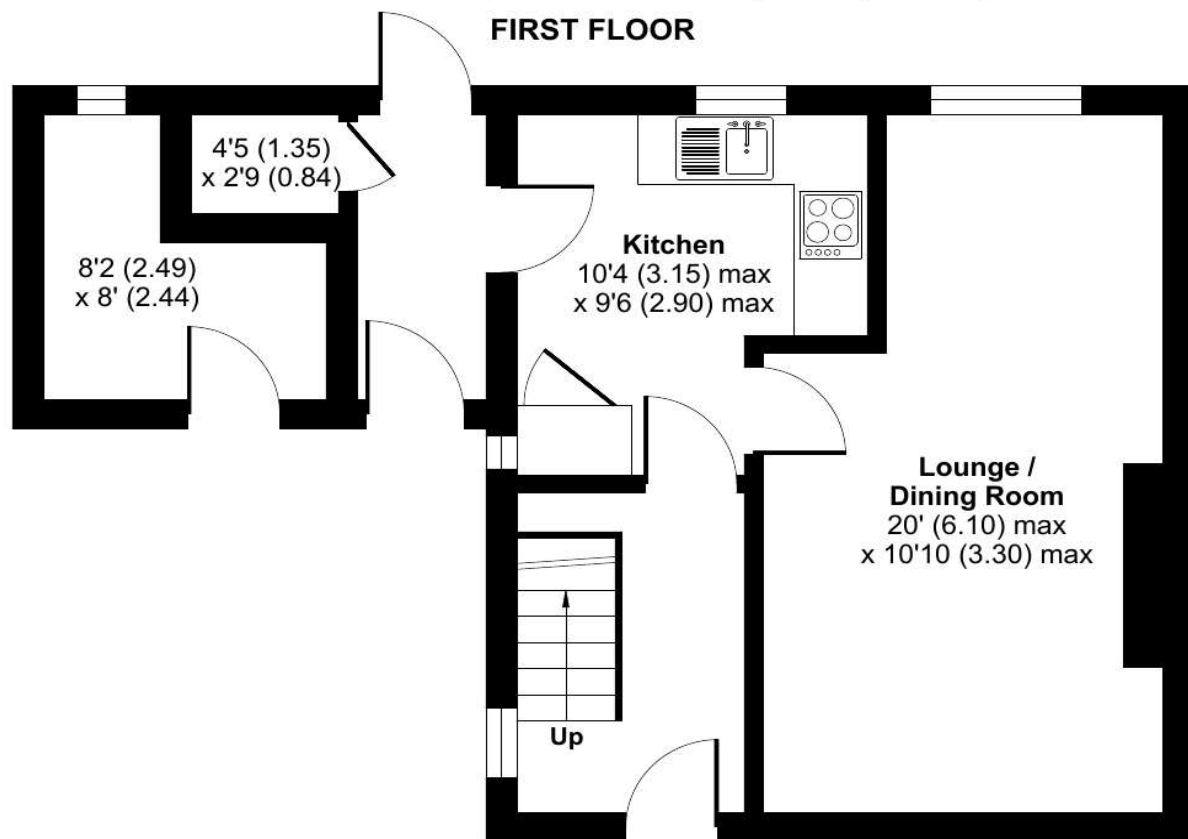


The Oaklands, Swaffham, PE37

Approximate Area = 748 sq ft / 69.4 sq m
Outbuilding = 46 sq ft / 4.2 sq m
Total = 794 sq ft / 73.7 sq m
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



The Oaklands, Swaffham, PE37 7EN

GUIDE PRICE £180,000 TO £190,000 CHAIN FREE! Two bedroom semi detached house, ready for updating and offering lots of potential, situated in Swaffham. The property boasts gardens, gas central heating, and UPVC double glazing. Viewing highly recommended!

Guide Price £180,000 Freehold



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n|che.com 2024. Produced for Longsons. REF: 1179555



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Rear Garden

Enclosed rear garden, laid to lawn, wooden fence to perimeter.

Agents Notes

EPC rating D65 (Full copy available on request)
Council tax band A (Own enquiries should be made via Breckland County 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.

- CHAIN FREE!
- Two Bedroom Semi Detached House
- Heaps of Potential
- Energy Efficiency Rating: 65D
- Lounge/Dining Room
- Viewing Recommended!
- Gardens
- Two Brick Built Stores
- Gas Central Heating
- UPVC Double Glazing

GUIDE PRICE £180,000 TO £190,000

Situated in Swaffham, Longsons are delighted to bring to the market this semi-detached two bedroom house. The property would certainly benefit from updating and offers lots of potential, boasting gardens, gas central heating, and UPVC double glazing.

Briefly, the property offers, entrance hall, lounge/dining room, kitchen, two bedrooms, bathroom, two brick built stores, gardens, gas central heating and UPVC double glazing, newly fitted boiler.

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 as 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.

Lounge/Dining Room 20'6" (6.25m) x 10'10" (3.3m)

Open fireplace, UPVC double glazed windows to front and rear, two radiators.

Kitchen 10'4" (3.15m) x 9'6" (2.9m)

Fitted kitchen units to wall and floor, work surface over, stainless steel sink unit with mixer tap and drainer, integrated electric hob, space and plumbing for washing machine, built-in cupboard, tiled splashback, entrance door opening to side lobby, UPVC double glazed window to rear.

Stairs and Landing

UPVC double glazed window to side, loft access, built in cupboard housing hot water cylinder.

Bedroom One 13'11" (4.24m) x 9'3" (2.82m)

Two slimline storage cupboards built into alcove, a further built in cupboard, two UPVC double glazed windows to front, radiator.

Bedroom Two 10'8" (3.25m) x 9'5" (2.87m)

Two built in cupboards, built in cupboard housing gas central heating boiler, UPVC double glazed window to rear, radiator.

Bathroom

Bathroom suite comprising bath with shower over and shower curtain, wash basin, WC, obscure glass UPVC double glazed window to rear, tiled splashback, radiator.

Outside Front

Front garden laid to lawn, path to front door, brick built store, wooden fence to perimeter.

