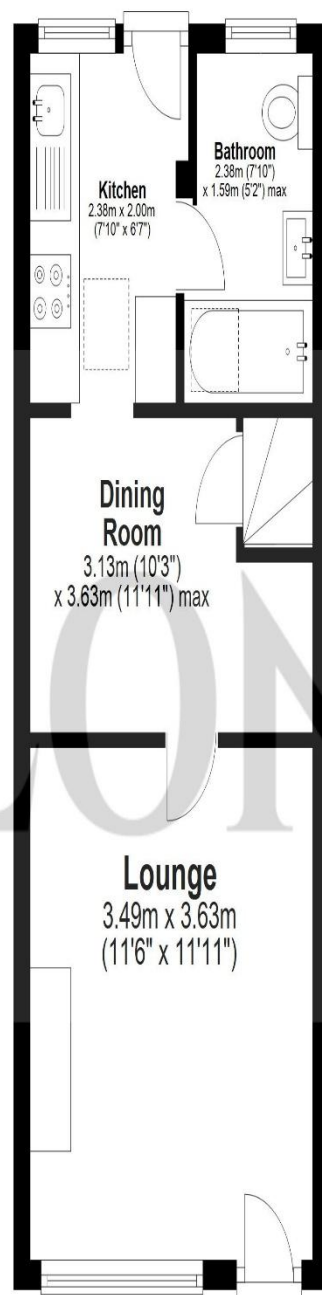


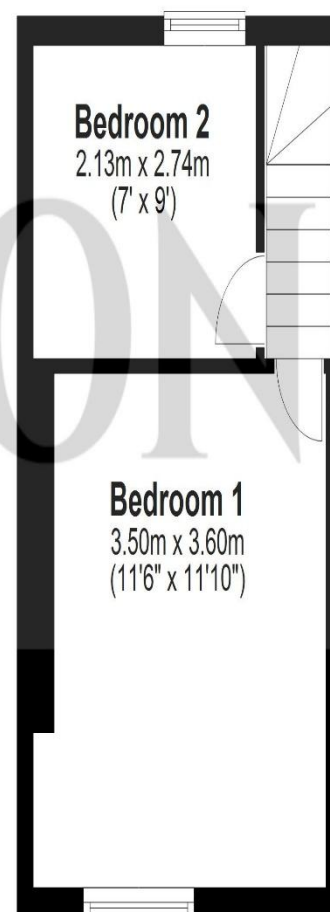
Ground Floor

Approx. 30.3 sq. metres (326.5 sq. feet)



First Floor

Approx. 20.7 sq. metres (222.6 sq. feet)



Total area: approx. 51.0 sq. metres (549.1 sq. feet)

Floor Plan measurements are approximate and are illustrative purposes only. While we do not doubt the floor plan accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. Plan produced using PlanUp.



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



Lynn Road, Swaffham, PE37 7AY

NO CHAIN!! Mid terrace two bedroom cottage situated just on the outskirts of Swaffham town centre. The property offers two reception rooms, garden, gas central heating and UPVC double glazing. Viewing is highly recommended.

Offers In Excess Of £140,000 Freehold

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Rear Garden

Enclosed rear garden laid to lawn, paved patio seating area, shingle path leading to rear access gate, enclosed by fencing. A pathway behind the cottage gives access to a separate shed part of a row of buildings associated with the row of cottages.

Agents Note

EPC rating D64 (Full copy available on request)

Council tax band A (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.

- Mid Terrace Cottage
- Two Bedrooms
- Two Reception Rooms
- Energy Efficiency Rating D64
- Enclosed Garden
- Close To Town Centre
- Gas Central Heating
- UPVC Double Glazing
- Ground Floor Bathroom
- CHAIN FREE!

NO CHAIN!! Situated just a short walk from Swaffham town centre and its amenities Longsons are delighted to bring to the market this two bedroom mid terrace cottage. The property offers two reception rooms, bathroom to the ground floor, garden, gas central heating and UPVC double glazing.

Viewing is highly recommended.

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

SWAFFHAM

Kings Lynn approx 15 miles, Downham Market approx 15 miles, Norwich approx 30 miles

Swaffham is a popular Norfolk market town with a good selection of shops, pubs and restaurants, social clubs, sports clubs and a popular 18 hole golf club. The town is well catered for with a Waitrose and other supermarkets, an excellent Saturday market, three doctors surgery's, free parking throughout the town and also primary, secondary and higher schools. There is easy access to the A47 with Kings

Lynn approx 15 miles, Downham Market approx 15 miles, and approx 30 miles to the city of Norwich, all of which with rail links to London. Swaffham has an excellent bus services to local villages and surrounding towns and cities.

Lounge

11'6" (3.51m) x 11'11" (3.63m) Max

UPVC double glazed entrance door to front aspect, feature fireplace with exposed brick surround, wood effect laminate floor, UPVC double glazed window to front aspect, feature ceiling beams, radiator.

Dining Room

10'3" (3.12m) x 11'11" (3.63m) Max

Feature ceiling beams, wood effect laminate floor, door to stairs to first floor, radiator.

Kitchen

7'10" (2.39m) x 6'7" (2.01m)

Fitted kitchen to wall and floor, work surface over, stainless steel sink unit with mixer tap and drainer, integrated

electric oven with gas hob and extractor hood over, space and plumbing for washing machine, tiled splashback, tiled floor, UPVC double glazed window to rear aspect, UPVC entrance door to rear aspect, Velux window to ceiling, radiator.

Ground Floor Bathroom

7'10" (2.39m) x 5'2" (1.57m) Max

Bathroom suite comprising bath with shower over and shower screen, wash basin set within cabinet, WC, tiled splashback, obscure glass UPVC double glazed window to rear aspect, Velux window to ceiling, extractor fan, radiator.

Stairs and Landing

Bedroom One

11'6" (3.51m) x 11'10" (3.61m)

UPVC double glazed window to front aspect, access to loft space, radiator.

Bedroom Two

7'0" (2.13m) x 9'0" (2.74m)

UPVC double glazed window to rear aspect, radiator.

