



Lynn Road, Swaffham, PE37 7AY

welcome to

Lynn Road, Swaffham

- Investors only! Tenant in situ!
- End terrace house
- 2 bedrooms
- Sitting room, lounge and sun lounge!
- Downstairs cloakroom and family bathroom
- Popular location
- Rear lawned garden with shed!

Tenure: Freehold EPC Rating: Awaited

£130,000



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Accommodation

UPVC double glazed entrance door to:

Entrance Porch

Door to:

Sitting Room

11' 1" max x 13' 4" max into chimney breast recess (3.38m max x 4.06m max into chimney breast recess)
UPVC double glazed window to front aspect, laminate style flooring, radiator, door to inner lobby with stairs to first floor, opening to:

Lounge

11' 2" x 13' 3" into chimney breast recess (3.40m x 4.04m into chimney breast recess)
Sash window through to sun lounge, UPVC double glazed window to side aspect, laminate style flooring, understairs storage cupboard, cupboard to chimney breast recess, opening to:

Kitchen

8' 11" x 6' 7" (2.72m x 2.01m)
Fitted kitchen comprising units at base and wall level, worktop surface over, tiled splash backs, oven, hob, cooker hood, stainless steel sink with 1 1/4 bowl with mixer tap over, UPVC double glazed window to side aspect, sash window and door through to sun lounge, opening to:

Utility Room

8' 5" x 6' 8" max (2.57m x 2.03m max)
UPVC double glazed window, wall mounted units, worktop surface with space and plumbing for washing machine under, double radiator, airing cupboard with shelving and further radiator.

Downstairs Cloakroom

Low level WC, hand wash basin, UPVC double glazed window, radiator, extractor, tiled flooring.

Sun Lounge

Irregular Shaped Room 6' 9" average x 7' 4" (2.06m average x 2.24m)
UPVC double glazed windows, laminate style flooring, door to rear.

First Floor Landing

UPVC double glazed window, radiator.

Bathroom

Suite comprising bath with shower over and shower screen, tiled splash backs, extractor, low level WC, hand wash basin, radiator, UPVC double glazed window, storage cupboard.

Bedroom 1

11' 1" x 13' 2" max into chimney breast recess (3.38m x 4.01m max into chimney breast recess)
UPVC double glazed window, feature fireplace, storage cupboard, double radiator, built in wardrobe.

Bedroom 2

11' 3" x 8' 9" max inc built in wardrobes (3.43m x 2.67m max inc built in wardrobes)
UPVC double glazed window, radiator, built in wardrobes.

Outside

To the rear of the property there is a walled garden mainly laid to lawn with garden shed, pedestrianised access to the rear



Property Ref:

KLN115607 - 0002

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