



St Johns Court, Swaffham, PE37 7DB

welcome to

St Johns Court, Swaffham

A modern 3 bedroom terraced home, located within easy walking distance of Swaffham town centre. The property further boasts a contemporary fitted kitchen and shower room, ground floor w.c, low maintenance rear garden, en-bloc garage, gas central heating, UPVC double glazed windows and more!



We are extremely pleased to offer for sale this beautifully presented 3 bedroom home, located within St. Johns Court in the historic market town of Swaffham, within easy walking distance of town centre amenities and facilities.

In brief, the ground floor accommodation comprises; entrance hall, cloakroom w.c, modern fitted kitchen and lounge with French doors opening to the rear garden. This is complemented on the first floor by three bedrooms and a contemporary fitted shower room, all off the landing area. Coupled with this accommodation, the property further benefits from gas fired radiator central heating and UPVC double glazed windows throughout. Outside, there is a low-maintenance rear garden and en-bloc garage.

Internal viewing is highly recommended to fully appreciate the accommodation and convenient location!

Accommodation:

UPVC part glazed external entrance door opening to:

Entrance Hallway

Staircase rising to the first floor landing with under-stairs storage cupboard, radiator, telephone point, pearl grey oak effect luxury vinyl flooring, opening to the kitchen, door opening to the lounge, further door opening to:

Ground Floor W.C

Suite comprising low level w.c and vanity hand wash basin with storage under, tiled splash backs, radiator, UPVC double glazed obscure glass window to the front aspect.

Kitchen

13' 1" x 8' 9" (3.99m x 2.67m)

A range of wall and floor mounted fitted kitchen units with work surfaces over, inset stainless steel 1 1/2 bowl sink and drainer with mixer tap, tiled splash backs and surrounds, space for oven with cooker hood over, plumbing for washing machine and dishwasher, space for fridge-freezer, gas fired central heating boiler (new boiler installed in December 2021), radiator, UPVC double glazed window to the front aspect.

Lounge

15' 8" x 12' 11" (4.78m x 3.94m)

Radiator, television and telephone points, ceiling fan light, carpet flooring, UPVC double glazed window to the rear aspect, UPVC double glazed French style doors opening to the rear garden.

First Floor Landing

Doors opening to all bedrooms and the shower room.

Bedroom 1

13' 6" x 8' 9" (4.11m x 2.67m)

Built-in wardrobe, radiator, television point, carpet flooring, UPVC double glazed window overlooking the rear aspect.

Bedroom 2

10' 9" x 8' 10" (3.28m x 2.69m)

Built-in wardrobe, radiator, television point, carpet flooring, UPVC double glazed window overlooking the front aspect.

Bedroom 3

8' 2" x 6' 6" (2.49m x 1.98m)

Radiator, carpet flooring, UPVC double glazed window overlooking the rear aspect.

Shower Room

Suite comprising vanity unit with back to wall w.c and inset hand wash basin with storage under and shower cubicle (new shower installed in December 2021), part tiled walls, heated towel rail, extractor fan, UPVC double glazed obscure glass window overlooking the front aspect.

Outside

The low maintenance rear garden is laid mainly with artificial lawn and paving, providing an ideal entertaining/seating area, with steps up to a flower bed garden area with a personal door leading into the garage.

Garage

16' 10" x 8' (5.13m x 2.44m)

Power and lighting connected, electric up and over door, personal door into the rear garden.

We understand the garage is leasehold with a peppercorn rent of £1.00 per annum.

Location

Swaffham is an historic market town, located approximately 30 miles from the Cathedral City of Norwich, 16 miles from King's Lynn, 17 miles from both Sandringham and Thetford Forest and 28 miles from the coastal town of Hunstanton. The beautiful Norfolk Broads are also only about an hour away. Swaffham boasts ample free parking within the town and has a small, social history museum, many public houses, restaurants and cafes, together with supermarket facilities and smaller shops. Within the town there are schooling facilities for all ages and sport and leisure facilities. Swaffham market is held every Saturday and has stalls including fresh meat, fruit & vegetables, cheeses, eggs, housewares, confectionery, tools and plants. There are direct train links to Cambridge and London Kings Cross from nearby Downham Market.

Council Tax Band

This property is Council Tax band B.

Please note that once a sale takes place, the Council Tax banding will be reviewed and may be subject to change.



view this property online williamhbrown.co.uk/Property/SFM108634



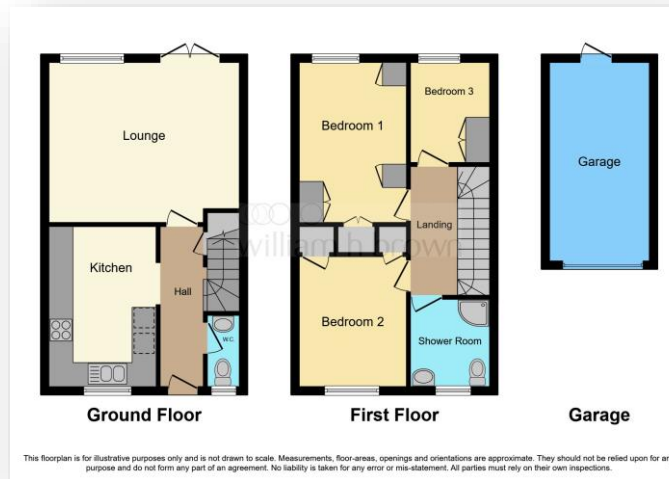
welcome to

St Johns Court, Swaffham

- Well presented 3 bedroom terraced house
- Modern fitted kitchen & shower room
- Lounge with French doors opening to the rear garden
- Ground floor w.c
- En-bloc garage with personal door into the rear garden
- Gas fired central heating
- UPVC double glazed windows
- Easy walking distance of Swaffham town centre amenities

Tenure: Freehold EPC Rating: C

offers in excess of **£180,000**



directions to this property:

From the William H Brown Swaffham office, pass McColls and at the traffic lights, turn right and continue to the mini round-a-bout. Take the first exit onto London Street and proceed along. The property will be found on the left hand side, fronting St Johns Court.

view this property online williamhbrown.co.uk/Property/SFM108634



Property Ref:
SFM108634 - 0011

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01760 721655



Swaffham@williamhbrown.co.uk



31-33 Market Place, SWAFFHAM, Norfolk, PE37 7LA



williamhbrown.co.uk