



Montagu Close, Swaffham, PE37 7EQ

welcome to

Montagu Close, Swaffham

>> **NO ONWARD CHAIN!** A beautifully presented 2 bedroom terraced home, located within walking distance of the town centre. The property benefits from a modern kitchen with integrated appliances, contemporary bathroom, two allocated parking spaces, front and rear gardens and gas fired central heating!



We are extremely pleased to offer for sale this well presented 2 bedroom home, which is located within easy reach of Swaffham town centre amenities and facilities. The property has benefitted from modernisation and improvement in recent years, including a re-fitted kitchen and bathroom.

In brief, the internal ground floor accommodation comprises of an entrance porch, lounge with feature fireplace and modern fitted kitchen with integrated appliances. This is complemented on the first floor by two good sized bedrooms, one with fitted wardrobes and matching dressing table, and a contemporary fitted bathroom. Coupled with this accommodation, the property further benefits from gas fired radiator central heating and UPVC double glazed windows. Outside, there are front and rear gardens, together with two allocated off-road parking spaces.

This property is presented in excellent order and has a 'move straight in feel'! Appealing to an assortment of buyers, including first time buyers, downsizers, retirees and investors alike, the property must be viewed to fully appreciate the quality and accommodation on offer! Offered for sale with NO ONWARD CHAIN!!

Accommodation:

UPVC double glazed external entrance door opening to:

Entrance Porch

Built-in storage cupboard, UPVC double glazed windows to the front and side aspects, door opening to:

Lounge

14' 11" x 12' 7" (4.55m x 3.84m)

Staircase rising to the first floor landing, feature fireplace with decorative surround and hearth, two radiators, television and telephone points, carpet flooring, UPVC double glazed window to the front aspect, door opening to:

Kitchen

12' 7" x 8' 6" (3.84m x 2.59m)

A range of wall and floor mounted fitted kitchen units with wood effect work surfaces over, inset 1 1/2 bowl ceramic sink and drainer with mixer tap, tiled splash backs and surrounds, built-in electric oven and induction hob with cooker hood over, integrated washing machine, integrated fridge-freezer, concealed gas fired central heating boiler, radiator, UPVC double glazed window to the rear aspect, UPVC double glazed external entrance door opening to the rear garden.

First Floor Landing

Loft access, carpet flooring, doors opening to both bedrooms and the bathroom.

Bedroom 1

12' 7" x 8' 3" (3.84m x 2.51m)

Fitted wardrobe and matching dressing table, radiator, carpet flooring, two UPVC double glazed windows overlooking the rear aspect.

Bedroom 2

12' 7" x 7' 4" (3.84m x 2.24m)

Built-in wardrobe, radiator, carpet flooring, two UPVC double glazed windows overlooking the front aspect.

Bathroom

Suite comprising low level w.c, vanity hand wash basin with storage under and panelled bath with mixer taps and shower over, part tiled walls, radiator, extractor fan, airing cupboard.

Outside

To the front of the property, there is a low maintenance garden area with a pathway leading to the main entrance door. There are also two allocated parking spaces, located around to the right hand side of the property.

The fully enclosed rear garden is laid mainly to lawn with a paved patio area, and a pathway leading to a timber garden storage shed and rear access gate at the bottom of the garden.

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 A.

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

directions to this property:

From the William H Brown Swaffham office, proceed along Lynn Street, pass Morrisons Daily and at the traffic lights, turn right. At the mini roundabout, take the first exit and continue south out of town along London Street. At the next mini roundabout, proceed straight over and take the next left hand turn onto Watton Road. Take the first left hand turn onto The Oaklands and then take the second left hand turn, also The Oaklands. Turn right onto Montagu Close and take the third right hand turn into the cul-de-sac, where the property will be found in front of you.



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Montagu Close, Swaffham

- Very well presented 2 bedroom terraced house
- Lounge with feature fireplace
- Modern fitted kitchen and bathroom
- 2 allocated off-road parking spaces
- Front and rear gardens
- UPVC double glazed windows
- Gas fired radiator central heating
- Popular cul-de-sac location, close to Swaffham town centre

Tenure: Freehold EPC Rating: C

offers over **£200,000**



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



Please note the marker reflects the postcode not the actual property

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Property Ref:
SFM109752 - 0004

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