



**London Street, Swaffham, PE37 7DW**



welcome to

## London Street, Swaffham

>> **NO ONWARD CHAIN!!** A well presented 2 bedroom cottage, located within walking distance of Swaffham town centre, its amenities and perfectly positioned for good transport links. Offering a spacious lounge with feature fireplace, enclosed courtyard garden with outbuildings, fitted kitchen and more!



We are extremely pleased to welcome to the market this 2 bedroom mid-terraced cottage, situated within the bustling market town of Swaffham, just a short stroll from town centre amenities and facilities.

In brief, the ground floor accommodation comprises; lounge with feature fireplace and fitted kitchen. This is complemented on the first floor by the master bedroom, second double bedroom and the main family bathroom. Outside, there is an enclosed low maintenance rear garden. Coupled with this accommodation, the property further benefits from gas fired radiator central heating and UPVC double glazed windows throughout.

Appealing to an assortment of buyers including first time buyers, investors and downsizers alike, as this property is offered for sale with **NO ONWARD CHAIN** and has plenty of potential! An internal viewing is strongly advised to fully appreciate the accommodation offered for sale!

#### **Accommodation:**

Part glazed external entrance door opening to:

#### **Lounge**

15' max x 13' 1" ( 4.57m max x 3.99m )

Feature fireplace with brick surround and tiled hearth, built-in low level storage cupboard, radiator, television point, telephone point, laminate wood effect flooring, UPVC double glazed window to the front aspect, open-plan square arch opening to:

#### **Kitchen**

13' 5" x 7' 11" ( 4.09m x 2.41m )

A range of wall and floor mounted fitted kitchen units with work surfaces over, inset stainless steel sink and drainer with mixer tap, tiled splash backs and surrounds, space for electric oven with cooker hood over, space for fridge-freezer, plumbing for washing machine, staircase rising to the first floor landing, radiator, tiled flooring, UPVC double glazed window to the rear aspect, part glazed external entrance door opening to the rear garden.

#### **First Floor Landing**

Radiator, doors opening to both bedrooms and the family bathroom.

#### **Bedroom 1**

14' 11" x 7' 6" ( 4.55m x 2.29m )

Radiator, television point, carpet flooring, UPVC double glazed window overlooking the front aspect.

#### **Bedroom 2**

8' 6" to wardrobe x 8' 4" ( 2.59m to wardrobe x 2.54m )

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

#### **Family Bathroom**

Suite comprising low level w.c, hand wash basin and panelled bath with hand-held shower attachment, part tiled walls, vinyl flooring, extractor fan, airing cupboard.

#### **Outside**

The rear garden comprises of a courtyard area, which is laid mainly to paving with two brick outbuildings for storage.

#### **Agents Note**

We have been informed by the vendor that a right of way exists for the neighbouring property across the rear of this property to the side, which gives access to the front of the terrace. Further details of this can be obtained from the vendors solicitor at the time of purchase.

#### **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 is also on an excellent bus route. There is 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, sport and leisure facilities and a popular golf club. 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 band 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. Continue to the mini roundabout and take the first exit onto London Street. At the next mini roundabout, proceed straight over and the property will be found on the left hand side.



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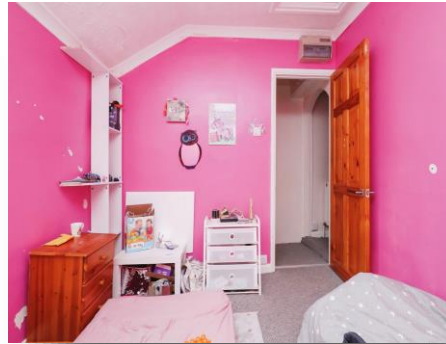
- **NO ONWARD CHAIN!**
- 2 bedroom terraced character cottage
- Close proximity to Swaffham town centre
- Courtyard garden with two brick-built outbuildings
- Large lounge with feature fireplace
- First floor bathroom
- Gas fired central heating
- UPVC double glazed windows

Tenure: Freehold EPC Rating: D

offers in excess of **£150,000**



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:  
SFM109780 - 0002

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