









welcome to

Ash Close, Swaffham

>> FOR SALE BY AUCTION! A charming 4 bedroom Georgian cottage, occupying a non-estate town centre location. This deceptively spacious cottage, boasting many original character features, an open-plan kitchen/breakfast room, two reception rooms, solar PV, Sash style windows and more!!













Accommodation:

Part glazed solid wood external entrance door opening to:

Entrance Hall

Staircase rising to the first floor landing with understairs storage cupboard, carpet flooring, timber latch door opening to the kitchen, further timber latch door opening to:

Dining Room

11' 5" max x 11' 1" (3.48m max x 3.38m)

Feature cast iron open fireplace with decorative surround, hearth and mantelpiece, radiator, exposed wooden floorboards, UPVC double glazed Sash style window to the rear aspect, open-plan square arch to:

Lounge

13' 11" max x 13' 9" (4.24m max x 4.19m)

Feature exposed brick fireplace with stone hearth and inset wood burner, radiator, decorative ceiling rose, telephone point, exposed wooden floorboards, UPVC double glazed Sash style window to the front aspect.

Kitchen /Breakfast Room

17' 2" x 8' 7" (5.23m x 2.62m)

Kitchen Area

A range of wall and floor mounted fitted kitchen units with work surfaces over, inset stainless steel sink and drainer, tiled splash backs and surrounds, built-in oven and hob with concealed cooker hood over, space for fridge-freezer, plumbing for washing machine, pamment tiled flooring, inset ceiling spotlights, exposed ceiling timbers, part dividing wall, UPVC double glazed Sash style window to the side aspect, open-plan to:

Breakfast Area

Space for dining table, radiator, pamment tiled flooring, inset ceiling spotlights, exposed ceiling timbers, part dividing wall, UPVC double glazed Sash style window to the side aspect, part glazed external entrance door opening to the side aspect.

First Floor Landing

Split level landing area with radiator, carpet flooring, loft access, timber latch doors opening to all bedrooms and the family bathroom.

Bedroom 1

13' $7'' \times 12' \ 7'' \ max \ narrowing to 11' \ 3'' (4.14m \times 3.84m \ max \ narrowing to 3.43m)$

Built-in storage cupboard, feature fireplace with antique pine surround, radiator, telephone point, carpet flooring, UPVC double glazed Sash style window overlooking the front aspect.

Bedroom 2

17' 2" x 8' 10" (5.23m x 2.69m)

(Sloping ceilings) Timber latch doors to built-in airing/boiler cupboard, radiator, telephone point, exposed wooden floorboards, exposed ceiling beams and timbers, dual aspect UPVC double glazed Sash style windows overlooking the rear and side.

Bedroom 3

11' 7" into chimney breast x 10' 2" max narrowing to 8' 10" min (3.53m into chimney breast x 3.10m max narrowing to 2.69m min)

Feature fireplace with cast iron grate and antique pine surround, radiator, carpet flooring, UPVC double glazed Sash style window overlooking the rear aspect.

Bedroom 4

Irregular Shaped Room 10' 9" $\max x$ 10' 8" $\max (3.28m \max x 3.25m)$

Radiator, carpet flooring, UPVC double glazed Sash style window overlooking the front aspect.

Family Bathroom

Suite comprising low level w.c, hand wash basin and corner panelled bath with mains shower over, part tiled walls, radiator, exposed wooden floorboards, UPVC double glazed obscure glass window overlooking the rear aspect.

Outside

The property is approached from Ash Close via a

wrought iron gate with matching wrought iron railings to the front boundary. The front garden has a brick path in the shape of a 'lovers knot' with a winter flowering cherry tree as a central feature with well-stocked flower and plant bed borders. A covered passageway leads to the side of the cottage with a right of way given to a neighbouring property.

The fully enclosed rear garden is a long cottage style garden and is divided into areas. To the immediate rear of the property, there is an undercover seating area located to the side of the kitchen with a flower and fern border. This area is surrounded by walls and also has an external W.C. A paved pathway leads onto the remainder of the garden, which is interspersed with well-stocked mature borders, numerous trees and shrubs.

We are informed by the vendor that the off-road parking for the cottage is accessed from Spinners Lane with an off-road parking area located at the far end of the rear garden. Further details of this can be obtained from William H Brown.

External W.C

Suite comprising low level w.c and hand wash basin, tiled flooring, obscure glass multi-pane window.

Council Tax Band

This property is Council Tax band C. Please note that once a sale takes place, the Council Tax band will be reviewed and may be subject to change.

Agents Note

We understand that a right of way is enjoyed from Spinners Lane over the land to the rear of the property, giving vehicle and pedestrian access to the off-road parking area at the rear of the garden.

Important Notice

For each Lot, a contract documentation fee of £1,500 (inclusive of VAT) is payable to Barnard Marcus Auctions by the buyer. The seller may charge additional fees payable upon completion. If applicable, such fees are detailed within the Special Conditions of Sale. Buyers are deemed to bid in full





welcome to

Ash Close, Swaffham

- For Sale by Auction on Monday 11th March
- 4 double bedroom period Georgian cottage
- Non-estate location, in the heart of Swaffham town centre
- Well-proportioned cottage style gardens and off-road parking
- Original character features including fireplaces, exposed timbers and latch doors

Tenure: Freehold EPC Rating: E



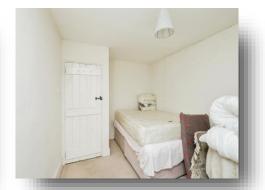
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guide price

£190,000











Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/SFM109779



Property Ref: SFM109779 - 0009 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.





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