



Ash Close, Swaffham PE37 7NH

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 under-stairs 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" x 12' 7" max narrowing to 11' 3" (4.14m x 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



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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

guide price

£190,000



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



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Property Ref:
SFM109779 - 0009

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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