



Lynn Street, Swaffham, PE37 7AX

welcome to

Lynn Street, Swaffham

Offered for sale **CHAIN FREE** is this larger than expected 2 bedroom period cottage, located within easy walking distance of Swaffham town centre. Boasting a ground floor w.c and first floor 4-piece bathroom, low maintenance rear garden with 3 brick-built outbuildings and more!

This well presented 2 bedroom mid-terraced period cottage lies just a short stroll from Swaffham town centre, amenities and facilities. Presented to the market with **NO ONWARD CHAIN** and ready for its new owner to personalise and make their own, this property is one not to be missed!

Briefly, the well-proportioned ground floor accommodation comprises an entrance porch, which leads to a spacious entrance hallway with stairs rising to the first floor and a door leading to under-stairs storage space. Doors further lead to a cosy front-facing lounge with feature fireplace and a fitted kitchen that leads into a garden room/conservatory, which overlooks the rear garden. The garden room offers access into a ground floor w.c and also an internal brick-built workshop/storage room (that could be further utilised and improved). This is complemented on the first floor by a generous landing/study area, large master bedroom, second bedroom with built-in over-stairs storage and a 4-piece family bathroom.

Coupled with this accommodation, the property is heated via a gas fired radiator central heating system with majority UPVC double glazed windows. Outside, there is a low maintenance, good sized mainly walled rear garden with access to two further useful brick-built outbuildings.

Appealing to an assortment of buyers, internal viewing is highly recommended!

Accommodation:

Part glazed external entrance door opening to:

Entrance Porch

8' x 4' 10" (2.44m x 1.47m)

Obscure glass internal door with obscure glass side panels leading to:

Spacious Entrance Hall

15' 7" max x 7' 10" (4.75m max x 2.39m)

Staircase rising to the first floor landing with door to under-stairs storage cupboard, radiator, carpet flooring, doors opening to the lounge and kitchen.

Lounge

12' 7" max narrowing to 11' 9" x 12' (3.84m max narrowing to 3.58m x 3.66m)

Feature fireplace with tiled surround and hearth, radiator, television point, carpet flooring, serving hatch, UPVC double glazed window to the front aspect.

Kitchen

13' max narrowing to 8' 1" x 12' 7" (3.96m max narrowing to 2.46m x 3.84m)

A range of wall and floor mounted fitted kitchen units with work surfaces over, inset stainless steel sink and drainer with mixer tap over, tiled splash backs and surrounds, space for electric oven, space for fridge-freezer, serving hatch to the lounge, radiator, wood effect flooring, internal window to the rear aspect, part glazed obscure glass door opening to:

Garden Room/Conservatory

11' 1" x 6' 3" (3.38m x 1.91m)

Wood effect flooring, plumbing for washing machine, corrugated roof, over-sized window to the rear aspect, UPVC double glazed French doors opening to the rear garden, door opening to an internal workshop/storage room, further door opening to:

Ground Floor W.C

Suite comprising low level w.c and hand wash basin, wood effect flooring, window to the rear aspect.





Workshop/Storage Room

13' 5" max x 7' 6" max narrowing to 3' 8" (4.09m max x 2.29m max narrowing to 1.12m)

Door leading from the garden room/conservatory, further external entrance door opening to the rear garden.

As previously mentioned, this room could be further utilised and improved. We believe this room forms part of the old wash house.

First Floor Landing/Study Area

11' 7" max x 10' 1" (3.53m max x 3.07m)

Radiator, carpet flooring, UPVC double glazed window overlooking the rear aspect, doors opening to both bedrooms and the family bathroom.

Bedroom 1

12' 6" x 12' 4" max (3.81m x 3.76m max)

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

Bedroom 2

12' 6" max narrowing to 9' 9" x 7' 9" (3.81m max narrowing to 2.97m x 2.36m)

Built-in over-stairs bulkhead storage cupboard, radiator, television point, carpet flooring, UPVC double glazed window overlooking the front aspect.

Family Bathroom

8' 9" max x 8' 4" (2.67m max x 2.54m)

Suite comprising low level w.c, hand wash basin, wood panelled bath and quadrant shower cubicle with inset tiling and shower unit, airing cupboard, part tiled walls, radiator, wall mounted warm-air heater, vinyl flooring, UPVC double glazed obscure glass window overlooking the rear aspect.

Outside

To the front of the cottage there is a low maintenance, paved area with wrought iron railings. A wrought iron gate and pathway leads to the main entrance door.

There is a great sized, enclosed rear garden, boasting a paved area to the immediate rear with a slate chip border, offering access into two brick-built outbuildings and the further internal brick-built workshop/storage room previously mentioned. A central pathway leads through the remainder of the garden, which is laid mainly to lawn and soil, ready for personalisation. The pathway leads to a timber decked seating area and the garden is mainly enclosed by brick walls.

Agents Notes

This property enjoys a pedestrian right of way to pass and re-pass the garden of No.18 Lynn Street between the hours of 18:00 and 20:00.

We also understand that this property is subject to a flying freehold. Further details of this can be obtained from your conveyancer 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 is 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 B. Please note that once a sale takes place, the Council Tax band will be reviewed and may be subject to change.



view this property online williamhbrown.co.uk/Property/SFM109960



welcome to

Lynn Street, Swaffham

- **NO ONWARD CHAIN!**
- Well-proportioned 2 bedroom period cottage
- Low maintenance rear garden with brick-built outbuildings
- Garden room/conservatory with access to a workshop/storage room
- Cosy lounge with feature fireplace
- Ground floor w.c and first floor 4-piece bathroom
- Gas fired central heating

Just a short stroll from Swaffham town centre

Tenure: Freehold EPC Rating: D

offers in excess of **£140,000**

directions to this property:

From the William H Brown Swaffham office, proceed along Lynn Street in the direction of King's Lynn and the property will be found on the right hand side, identified by our William H Brown "For Sale" board.



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

view this property online williamhbrown.co.uk/Property/SFM109960



Property Ref:
SFM109960 - 0005

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