



London Street, Swaffham, PE37 7DD

welcome to

London Street, Swaffham

Offered for sale with NO ONWARD CHAIN and presented in excellent decorative order, you could move straight into this 2 bedroom town house!
Occupying a non-estate location in the heart of Swaffham town centre, yet tucked away from the busy market place, this home must be viewed!



Accommodation

Part glazed external entrance door opening to:

Open-Plan Entrance Hall Area

Turned staircase rising to the first floor landing with under-stairs storage cupboard, light wood effect flooring, open-plan square arch to the lounge area, door opening to the kitchen, further door opening to:

Ground Floor W.C

Suite comprising back to wall w.c and wall mounted hand wash basin with tiled splash backs and mixer tap, light wood effect flooring, extractor fan, UPVC double glazed window to the front aspect.

Lounge Area

14' 1" x 13' 8" (4.29m x 4.17m)

Television point, telephone point, light wood effect flooring, dual aspect UPVC double glazed windows to the front and rear.

Kitchen

10' 8" x 7' 4" (3.25m x 2.24m)

A comprehensive range of white gloss wall and floor mounted fitted kitchen units with wood effect work surfaces and upstands over, inset 1 1/2 bowl sink and drainer with mixer tap, built-in oven and hob with cooker hood over, plumbing for washing machine, integrated fridge-freezer, light wood effect flooring, UPVC double glazed window to the rear aspect.

Spacious First Floor Landing

(Sloping ceiling) Radiator, carpet flooring, dual aspect UPVC double glazed Velux style windows, doors opening to both bedrooms and the family shower room.

Bedroom 1

14' 1" x 7' 10" (4.29m x 2.39m)

(Sloping ceilings) Radiator, television point, carpet flooring, dual aspect UPVC double glazed Velux style windows.

Bedroom 2

7' 7" x 7' 7" (2.31m x 2.31m)

(Sloping ceilings) Radiator, carpet flooring, UPVC double glazed Velux style window.

Family Shower Room

Suite comprising back to wall w.c, wall mounted hand wash basin and shower cubicle with inset shower unit, part tiled walls, ceramic tiled flooring, heated towel rail, UPVC double glazed Velux style window.

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 hours' drive 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 on the outskirts, a popular golf club. Swaffham market is held every Saturday and has stalls including fresh meat, fruit & vegetables, cheeses, eggs, 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.

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 round-a-bout and take the first exit. Pass Westgate House (No.13) and take the shingle lane on the left hand side. The property will be found on the left hand side, identified by our William H Brown "For Sale" board.



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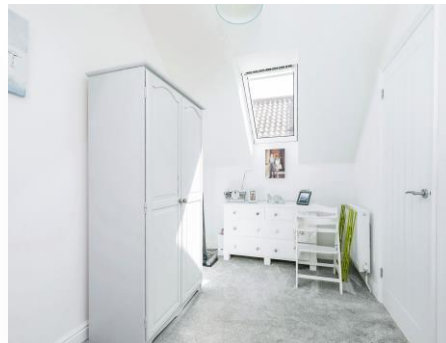
- NO ONWARD CHAIN!
- Immaculately presented 2 bedroom town house
- Contemporary open-plan accommodation
- Modern fitted kitchen with some integrated appliances
- Contemporary fitted shower room and ground floor W.C
- Electric radiator heating
- UPVC double glazed windows

Tenure: Freehold EPC Rating: B



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

£175,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
SFM109751 - 0004

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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