



London Street, Swaffham, PE37 7DW

welcome to

London Street, Swaffham

>> **CHAIN FREE!** A charming 2 bedroom end-terraced home, located in a non-estate position just a short walk from Swaffham town centre. Boasting a fitted kitchen and ground floor bathroom, cosy lounge with open fireplace, dining room, low maintenance rear garden, outbuilding and more!

We are extremely pleased to present to the market this larger than expected 2 bedroom end-terraced home, located to the south of this historic market town, in easy walking distance of Swaffham town centre, amenities and facilities. Briefly, the well-proportioned and characterful ground floor accommodation comprises a welcoming lounge with open fireplace, and an archway opens through to the dining room with feature exposed ceiling timber. A turned staircase from the dining room rises to the first floor bedrooms and a further archway leads to the fitted kitchen. To complete the ground floor, there is a three-piece family bathroom and rear porch, offering access to the rear courtyard garden and external utility room. This is complemented on the first floor by two good sized bedrooms, one boasting built-in storage and a timber latch door to a stairwell rising to the spacious attic room. Coupled with this accommodation, the property is heated via a gas fired radiator central heating system and has UPVC double glazed windows throughout. Outside, as mentioned, there is a low maintenance courtyard style rear garden with a useful outbuilding and fruit tree. Offered for sale with **NO ONWARD CHAIN**, this property will appeal to an assortment of buyers, making internal viewing highly recommended!

Accommodation:

UPVC part glazed external entrance door opening to:

Lounge

11' 4" x 11' 3" (3.45m x 3.43m)

Feature open fireplace with exposed brick surround and hearth, recessed shelved alcove, radiator, television point, carpet flooring, UPVC double glazed window to the front aspect, arch opening to:

Dining Room

10' 11" max narrowing to 8' 3" min x 8' (3.33m max narrowing to 2.51m min x 2.44m)

Exposed brick wall with exposed ceiling timber, turned staircase rising to the first floor landing with under-stairs storage area, radiator, television point, carpet flooring, arch opening to:

Kitchen

11' 2" x 6' 9" (3.40m x 2.06m)

A comprehensive range of wall and floor mounted fitted kitchen units with contrasting work surfaces over, inset stainless steel sink and drainer with mixer tap, tiled splash backs and surrounds, built-in oven and hob with cooker hood over, wall mounted gas fired central heating boiler, space for under-counter appliance, radiator, tiled flooring, loft access, UPVC double glazed window to the side aspect, door opening to the ground floor bathroom, doorway opening to:

Rear Porch

6' 8" x 3' 7" (2.03m x 1.09m)

Tiled flooring, UPVC double glazed window to the side aspect, UPVC double glazed obscure glass internal window to the bathroom, UPVC part glazed external entrance door opening to the rear garden.

Ground Floor Bathroom

Suite comprising close coupled w.c, pedestal hand wash basin and marble effect panelled bath with shower screen and shower over, airing cupboard, part tiled walls, shaver point, heated towel rail, wall mounted warm-air heater, tiled flooring, UPVC double glazed obscure glass internal window to the side aspect.

First Floor Landing

Timber latch doors opening to both bedrooms.





Bedroom 1

11' 7" x 11' 3" (3.53m x 3.43m)
Radiator, carpet flooring, UPVC double glazed window overlooking the front aspect.

Bedroom 2

8' 1" x 7' 6" (2.46m x 2.29m)
Built-in storage cupboards, timber latch door to staircase rising to the attic room, radiator, carpet flooring, UPVC double glazed window overlooking the rear aspect.

Attic Room

10' 1" x 10' 1" max (3.07m x 3.07m max)
(Sloping ceilings) Carpet flooring, UPVC double glazed window overlooking the side aspect.

Outside

To the rear of the property, there is a low maintenance shingle garden with paving, an attractive fruit tree and an adjoining brick-built outbuilding.

Outbuilding

7' 1" x 6' 8" (2.16m x 2.03m)
Exposed brick and flint wall, power and lighting connected, plumbing for washing machine.

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.

Agents Note

We understand from the vendor that the neighbouring properties in the terrace enjoy a pedestrian right of way over the rear courtyard/garden to gain access to their respective storage outbuilding. The property also boasts a useful storage building within this row. Further details of this can be obtained from your conveyancer at the time of purchase.

Agents Note

The aforementioned attic room was converted prior to our vendors ownership and it is not known if building regulation approval and completion certification was obtained for these historic works. Please contact William H Brown should you have any concerns regarding this.

Location

Swoffham 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. Swoffham 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. Swoffham 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.



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welcome to

London Street, Swaffham

- **NO ONWARD CHAIN!**
- Characterful 2 bedroom end-terraced house with attic room
- Convenient, non-estate town centre location
- Low maintenance rear garden with useful outbuilding
- Lounge with open fireplace and separate dining room
- Fitted kitchen and ground floor bathroom
- Gas fired central heating
- UPVC double glazed windows

Tenure: Freehold EPC Rating: E

£150,000

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 onto London Street. At the next mini roundabout, proceed straight over and the property will be found further along on the left 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

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Property Ref:
SFM109984 - 0002

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