



St. Johns Court, Swaffham, PE37 7DB

welcome to

St. Johns Court, Swaffham

A modern 3 bedroom terraced home, located within easy walking distance of Swaffham town centre. The property further boasts a contemporary fitted kitchen and bathroom, ground floor w.c, conservatory, low maintenance rear garden, en-bloc garage, gas central heating, UPVC double glazed windows & more!



Accommodation

UPVC front entrance door with storm canopy over opening to

Entrance Hall

Fitted door mat, radiator, carpet flooring, stairs rising to first floor landing, doors to kitchen, lounge, and further door opening to:

Ground Floor Cloakroom

Suite comprising low level w.c, hand wash basin with tiled splash backs, radiator, UPVC double glazed obscure glass window to the front aspect.

Kitchen

13' 4" x 8' 8" (4.06m x 2.64m)

A range of wall and floor mounted fitted kitchen units with work surfaces over, inset sink and drainer with mixer tap, tiled splashbacks and surrounds, integrated electric oven ceramic hob and cooker hood over, space and plumbing for washing machine, space for under counter fridge and freezer, concealed gas fired central heating boiler, radiator, television point, UPVC double glazed window to front aspect.

Lounge

15' 8" x 12' 9" (4.78m x 3.89m)

Radiator, television and telephone points, carpet flooring, electric fireplace, UPVC double glazed window to the rear aspect and UPVC double glazed French style doors opening to:

Conservatory

8' 3" x 7' 1" (2.51m x 2.16m)

Brick built base UPVC double glazed conservatory with glass apex roof, tiled flooring and UPVC door opening to rear garden.

First Floor Landing

Carpet flooring, loft access and doors leading to all rooms.

Bedroom 1

11' 3" x 8' 10" (3.43m x 2.69m)

Built-in wardrobe, radiator, television point, carpet flooring, UPVC double glazed window overlooking the rear aspect.

Bedroom 2

12' 10" x 8' 10" (3.91m x 2.69m)

Built-in wardrobes, radiator, carpet flooring, UPVC double glazed window overlooking the front aspect.

Bedroom 3

9' 2" x 6' 6" (2.79m x 1.98m)

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

Bathroom

Suite comprising low level w.c, inset hand wash basin with storage under, panelled bath with mains connected shower over and glazed shower screen, fully tiled walls, heated towel rail, UPVC double glazed obscure glass window overlooking the front aspect.

Outside

The front of the property is approached by a paved walkway leading to the front entrance door.

To the rear of the property is a low maintenance garden with a paved patio area with a decked seating terrace

En Bloc Garage

17' x 8' 1" (5.18m x 2.46m)

Up & over door, power and lighting

Agent Note

The sellers info us that the garage is a leasehold and is subject to an annual peppercorn rent of £1

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 are also only about an hours' drive away. Swaffham boasts ample free parking within the town and has 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 and sport and leisure facilities. 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 Swaffham town centre take London Street and on the left hand side turn left into St Johns Court and left again where the property can be found clearly marked by our For Sale board.



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welcome to

St. Johns Court, Swaffham

- Well presented 3 bedroom terraced house
- Modern fitted kitchen & bathroom
- Lounge with French doors & conservatory
- Ground floor w.c
- En-bloc garage
- Gas fired central heating & UPVC double glazed windows
- Easy walking distance of Swaffham town centre amenities

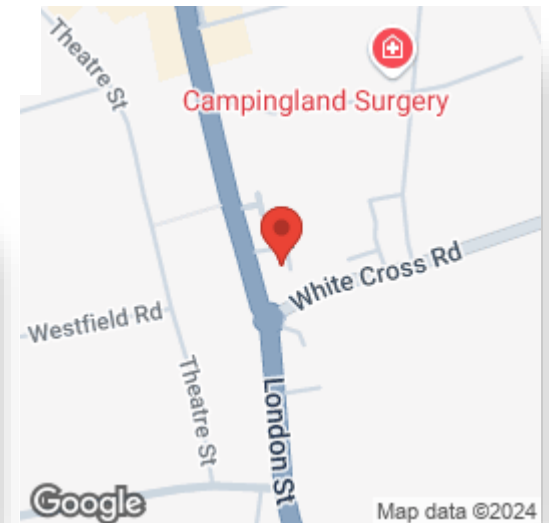
Tenure: Freehold EPC Rating: Awaited

offers in excess of

£210,000



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



Please note the marker reflects the postcode not the actual property

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Property Ref:
SFM110154 - 0006

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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.



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