



**Partridge Grove, Swaffham, PE37 7TQ**



**welcome to**

## **Partridge Grove, Swaffham**

A well-presented 2 bedroom terraced home, located within this sought-after residential area of Swaffham, in easy reach of the town centre & local schools. Benefitting from a large lounge, modern fitted kitchen, two good size bedrooms, one with fitted wardrobes, enclosed rear garden, garage & more!



### **Accommodation:**

Part glazed external entrance door opening to:

### **Entrance Hall**

Storage cupboard, door opening to:

### **Lounge**

14' 7" x 13' 5" ( 4.45m x 4.09m )

Staircase rising to the first floor landing, radiator, television and telephone points, laminate flooring, UPVC double glazed window to the front aspect, door opening to:

### **Kitchen**

13' 5" x 8' 1" ( 4.09m x 2.46m )

A range of wall and floor mounted fitted kitchen units with wood effect work surfaces over, inset stainless steel sink and drainer with mixer tap, tiled splash backs and surrounds, built-in electric oven and gas hob with cooker hood over, space for washing machine, space for free standing fridge-freezer, radiator, UPVC double glazed window to the rear aspect, UPVC double glazed external entrance door opening to the rear garden.

### **First Floor Landing**

Loft access, carpet flooring, airing cupboard, doors opening to both bedrooms and the bathroom.

### **Bedroom 1**

13' 5" x 11' 2" ( 4.09m x 3.40m )

Fitted wardrobes, radiator, carpet flooring, television point, two UPVC double glazed windows overlooking the front aspect.

### **Bedroom 2**

11' 11" x 7' 2" ( 3.63m x 2.18m )

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

### **Bathroom**

Suite comprising low level w.c, pedestal hand wash basin, panelled bath with mixer taps and shower over, part tiled walls, radiator, fitted bathroom cabinet with mirror, UPVC double window to rear

aspect.

### **Outside**

To the front of the property, there is a hard landscaped garden area with a paved pathway leading to the main entrance door. There are also an en bloc garage with driveway parking.

The fully enclosed rear garden is mainly laid to lawn with a paved patio area, the borders are set with a plant, shrubs and junior trees, a timber garden storage shed is located to the bottom of the garden.

### **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 hour 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, 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 banding will be reviewed and may be subject to change.

### **directions to this property:**

From the William H Brown Swaffham office, pass McColls and the traffic lights, turn right and continue to the mini roundabout. Take the first exit onto London Street and proceed to the next mini roundabout. Continue straight over and take the next left hand turn onto Watton Road. Proceed along, taking the left hand turn onto Heathlands and then take the first left hand turn onto Partridge Grove. The property will be found at the end of the cul de sac, identified by our William H Brown "For Sale" board.



***view this property online*** [williamhbrown.co.uk/Property/SFM108929](http://williamhbrown.co.uk/Property/SFM108929)



welcome to

## Partridge Grove, Swaffham

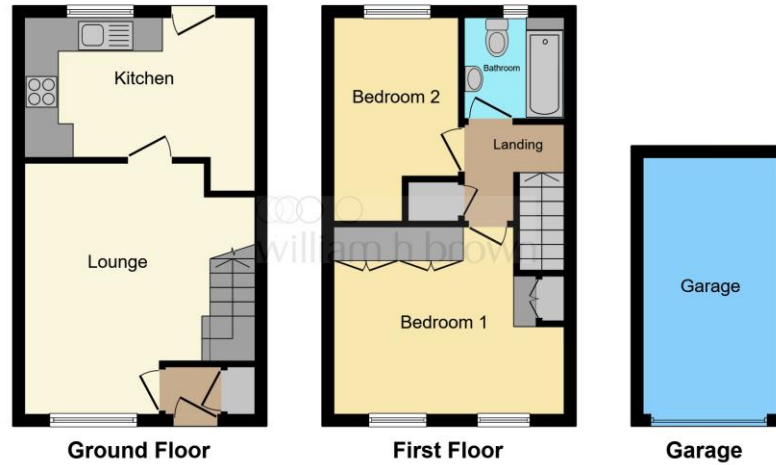
- Well-presented 2 bedroom terraced house
- Large front facing lounge
- Modern fitted kitchen and bathroom
- Good size, enclosed, rear garden
- UPVC double glazed windows & Gas fired radiator central heating

Tenure: Freehold EPC Rating: C

Council Tax Band: B

offers in excess of

**£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



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/SFM108929](https://www.williamhbrown.co.uk/Property/SFM108929)



Property Ref:  
SFM108929 - 0007

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](mailto:Swaffham@williamhbrown.co.uk)



31-33 Market Place, SWAFFHAM, Norfolk, PE37 7LA



**[williamhbrown.co.uk](https://www.williamhbrown.co.uk)**