



**London Street, Swaffham, PE37 7DW**

**welcome to**

**London Street, Swaffham**

A charming & light-filled 1-2 bedroom terraced home located within walking distance of the market town of Swaffham. This well-presented home offers a 'move straight in feel', featuring a modern kitchen open-plan to dining room, a spacious lounge, first floor family bathroom, a lawned garden & more!





## Accommodation:

Composite external entrance door opening to:

### Lounge

12' 3" x 12' ( 3.73m x 3.66m )

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

### Dining Room

12' x 9' 8" ( 3.66m x 2.95m )

Radiator, wooden flooring, alcove shelving, staircase rising to first floor landing, open plan to:

### Kitchen

12' max x 10' 10" max ( 3.66m max x 3.30m max )

A range of wall and floor mounted fitted kitchen units with work surfaces over, inset stainless steel sink and drainer unit with mixer tap, tiled splash backs and surrounds, integrated electric oven with cooker hood over, wooden flooring, UPVC double glazed window to the rear aspect, UPVC double glazed door opening to the garden.

### First Floor Landing

Carpet flooring, doors opening to both bedrooms and the family bathroom.

### Master Bedroom

12' 6" x 12' 1" ( 3.81m x 3.68m )

Feature fireplace, carpet flooring, fitted wardrobes, radiator, UPVC double glazed window to front aspect

### Cot Room

9' 3" min x 5' ( 2.82m min x 1.52m )

Carpet flooring, radiator, wall mounted central heating boiler, UPVC double glazed window to rear aspect

### Family Bathroom

Suite comprising low level w.c, hand wash basin and panelled bath with electric shower over, wall mounted fitted mirror, towel rail, extractor fan, vinyl flooring.

### Outside

To the front of the property, there is a shingle garden area with a paved pathway leading to the main entrance door and a storm porch, an arched alley leads through to the rear garden.

The rear garden is laid mainly to lawn with a paved patio seating area, a timber garden storage shed it located at the bottom of the garden, The property benefits from a brick built outbuilding with power sockets and lighting.

### Outhouse

9' 6" x 7' 1" ( 2.90m x 2.16m )

Of brick construction with water and electric services

### 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 A.

Please note that once a sale takes place, the Council Tax banding will be reviewed and may be subject to change.

### Agents Note

The Vendor informs us that a right of way exists to the rear for the neighbouring property. Further details can be obtained from the vendor's solicitors.

## directions to this property:

From the William H Brown Swaffham office, pass McColls and the traffic lights, turn right and continue to the mini round-a-bout. Take the first exit onto London Street and proceed to the next mini round-a-bout. Continue straight over and just before reaching the junction for Watton Road, the property will be found on the left hand side, identified by our William H Brown "For Sale" board.



**view this property online** [williamhbrown.co.uk/Property/SFM110273](http://williamhbrown.co.uk/Property/SFM110273)

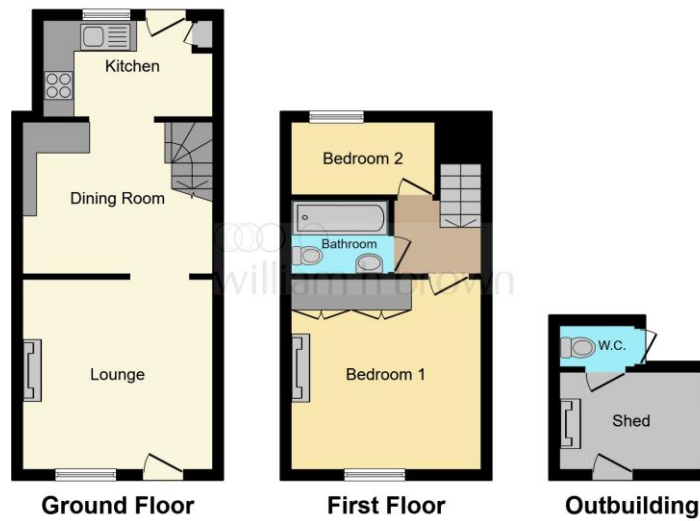


## welcome to London Street, Swaffham

- Beautifully presented 1-2 bedroom mid-terraced home
- Spacious lounge, modern fitted kitchen open to the dining room
- Versatile cot room that can also be used as an office/study/bedroom
- Gas central heating & UPVC double glazed windows
- Good size rear garden with brick built outhouse

Tenure: Freehold EPC Rating: C  
Council Tax Band: A

# £160,000



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:  
SFM110273 - 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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