

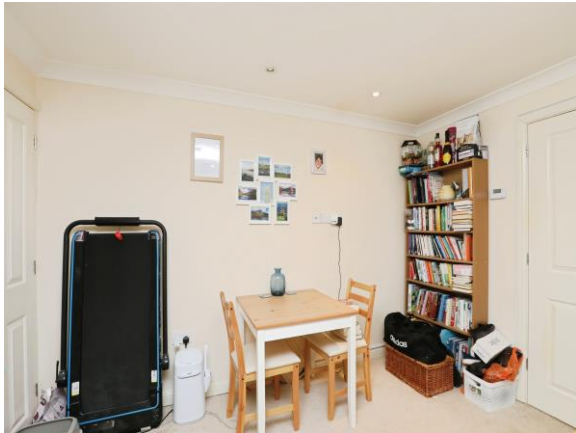


Highfield Avenue, Swaffham, PE37 7PS

welcome to

Highfield Avenue, Swaffham

CALLING ALL FIRST TIME BUYERS AND INVESTORS!!! located close to town, this 2 bedroom cluster house is presented in good condition throughout and benefits from UPVC double glazing windows, gas central heating and off road parking.



Accommodation

Part glazed entrance door opening to:

Entrance Porch

Carpet flooring, doors opening to sitting room and cloakroom w.c

Ground Floor Cloakroom W.C

Suite comprising low level w.c, hand wash basin with splashbacks, UPVC double glazed window to side,

Lounge

15' 9" x 9' 10" (4.80m x 3.00m)

Carpet flooring, two radiators, television point, storage cupboard, dual aspect UPVC double glazed windows to front and side aspect, space for a dining table, stairs to first floor landing and open plan to kitchen.

Kitchen

9' x 6' Max (2.74m x 1.83m 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, gas hob with cooker hood over, integrated fridge/freezer.

First Floor Landing

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

Bedroom 1

13' 8" x 6' 9" Max (4.17m x 2.06m Max)

Radiator, television point, carpet flooring, dual aspect with UPVC double glazed window front and side,

Bedroom 2

12' 6" Max x 9' 11" Max (3.81m Max x 3.02m Max)

Built-in wardrobe, radiator, carpet flooring, UPVC double glazed window to front and side

Family Bathroom

Suite comprising, low level w.c, hand wash basin, "P" shaped bath with shower over, radiator, shaver point,

extractor fan.

Outside

The property has the benefit of one allocated parking space with further visitor parking available. A pathway leads to the front entrance door where there is courtesy lighting and a storm porch, a small grass area is available.

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.

directions to this property:

As you come through Swaffham centre, head onto Lynn Street and follow the road for 0.5 miles, on the right you will find Highfield Avenue, as you follow down, bear right and you will find the property to the left.



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welcome to

Highfield Avenue, Swaffham

- NO ONWARD CHAIN!!
- Delightful 2 bedroom cluster house
- Presented in good order throughout
- Open plan ground floor living space
- Family bathroom and ground floor cloakroom w.c

Tenure: Freehold EPC Rating: C

Council Tax Band: A

offers in excess of

£140,000



Ground Floor



First Floor

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 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 purchaser 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:
SFM108174 - 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.

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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