



London Street, Swaffham, PE37 7DD

welcome to

London Street, Swaffham

>> FOR SALE BY AUCTION! GUIDE PRICE £225,000 - £250,000 A charming 3 bedroom Georgian cottage, occupying a non-estate town centre location. This deceptively spacious cottage, requiring full modernisation & boasting many original character features, an open-plan kitchen, two reception rooms and more!



Accommodation:

Part glazed solid wood external entrance door opening to:

Entrance Hall

Staircase rising to the first floor landing with under-stairs storage cupboard, carpet flooring, timber latch door opening to the kitchen, further timber latch door opening to:

Dining Room

16' 2" max x 9' 5" (4.93m max x 2.87m)

Feature cast iron open fireplace with decorative surround, hearth, stairs rising to first floor, window to front aspect.

Lounge

16' 2" max x 13' 9" (4.93m max x 4.19m)

Feature exposed brick fireplace with stone hearth, stairs rising to first floor and partially repaired window to front aspect.

Snug

14' 10" x 9' 2" (4.52m x 2.79m)

Pamment tiled flooring, window to the side aspect.

Kitchen Area

15' x 7' 6" (4.57m x 2.29m)

Living Room

19' 7" max x 14' 7" (5.97m max x 4.45m)

Window to the rear and side aspect.

First Floor Landing

Split landing area with stairs leading to lounge and dining room.

Bedroom 1

17' x 10' 5" (5.18m x 3.17m)

Window overlooking the front aspect and door opening to:

Bathroom

8' 9" x 8' 3" (2.67m x 2.51m)

Bedroom 2

17' x 8' 9" (5.18m x 2.67m)

(Sloping ceilings) Timber latch doors to built-in airing/boiler cupboard, radiator, telephone point, exposed wooden floorboards, exposed ceiling beams and timbers, window overlooking the rear and side.

Bedroom 3

Fireplace, window overlooking the rear aspect.

Outside

The rear garden/could be used as off road parking. A pathway leads to the rear of the property.

The Vendor informs us that there are two rights of way across the rear garden for the two neighbouring properties. Further details of this can be obtained from William H Brown.

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 is also only about an hour away. Swaffham 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 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 C.

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



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London Street, Swaffham

- For Sale by Auction on Tuesday 29th July
- 3 double bedroom period grade 2 listed cottage requiring full modernisation
- Non-estate location, in the heart of Swaffham town centre
- Well-proportioned cottage style gardens and off-road parking
- Original character features including fireplaces, exposed timbers and latch doors

Tenure: Freehold EPC Rating: F

Council Tax Band: A

guide price

£225,000



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.localagent.com



Please note the marker reflects the postcode not the actual property

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Property Ref:
SFM110429 - 0003

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