



London Street, Swaffham, PE37 7DN

welcome to

London Street, Swaffham

>> CHAIN FREE! A charming 2 bedroom terraced home, located in a non-estate position just a short walk from Swaffham town centre. Boasting a fitted kitchen and ground floor shower room, cosy lounge with open fireplace, dining room, enclosed rear garden and more!



Accommodation:

UPVC external entrance door opening to:

Lounge

19' 10" x 12' 6" Max (6.05m x 3.81m Max)

Feature fireplace with inset wood burning stove and brick surround, exposed ceiling beams, 2 x radiators, television and telephone points, tiled flooring, UPVC double glazed window to the front and rear aspects, staircase rising to first floor, step up to:

Dining Room

2' 4" x 10' 6" (0.71m x 3.20m)

Feature fireplace, radiator, storage cupboard, two UPVC double glazed windows to the rear aspect, door opening to:

Kitchen

9' 7" x 8' 7" (2.92m x 2.62m)

A range of wall and floor mounted fitted kitchen units with work surfaces over, inset stainless steel sink and drainer with mixer tap, integrated electric oven and hob, plumbing for washing machine, space for fridge-freezer, wall mounted gas fired central heating boiler (serving domestic hot water and heating systems), UPVC double glazed window to the rear and side aspects, UPVC part glazed external entrance door opening to the side aspect, timber latch door opening to:

Shower Room

Suite comprising low level w.c, hand wash basin with vanity storage under, heated towel rail, shower cubicle, tiled flooring, radiator.

First Floor Landing

Latch doors opening to both bedrooms.

Bedroom 1

12' 11" x 11' 3" (3.94m x 3.43m)

Radiator, carpet flooring, built-in wardrobe, exposed beams, two UPVC double glazed windows to the front aspect.

Bedroom 2

9' 9" x 8' 9" (2.97m x 2.67m)

Radiator, carpet flooring, built-in wardrobe, UPVC double glazed window to the rear aspect.

Outside

The rear garden is laid to lawn with a gate opening to the side to allow vehicular access, allowing for off road parking, enclosed by a brick wall on one side and retained fencing to the other.

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 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, sport and leisure facilities and on the outskirts, a popular golf club. 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 band will be reviewed and may be subject to change.

directions to this property:

From the William H Brown Swaffham office, proceed along L Street, pass Morrison daily and at the traffic lights, turn right Continue to the mini roundabout and take the first exit onto London Street. At the next mini roundabout, proceed straight over and the property will be found on the left hand side, opposite London Street shop.



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welcome to

London Street, Swaffham

- NO ONWARD CHAIN!
- Characterful 2 bedroom terraced house
- Large lounge with wood burning stove
- Dining room, kitchen and ground floor shower room
- UPVC double glazed windows and gas fired central heating

Tenure: Freehold EPC Rating: D

Council Tax Band: B

£170,000



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:
SFM110112 - 0002

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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william h brown



01760 721655



Swaffham@williamhbrown.co.uk



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



williamhbrown.co.uk