



Orford Road, Swaffham PE37 7JH

welcome to

Orford Road, SWAFFHAM

>>NO ONWARD CHAIN - A modern 3 bedroom terraced home, located within easy walking distance of Swaffham town centre. The property has undergone a course of refurbishment by the current owners including fitted kitchen and bathroom, lounge, bedrooms and front and rear gardens.



Accommodation

UPVC front entrance door with storm canopy over opening to

Entrance Hall

Fitted door mat, radiator, laminate wood effect flooring, stairs rising to first floor landing, doors to kitchen and further door opening to:

Lounge

19' 10" x 10' 8" (6.05m x 3.25m)

Radiator, television points, laminate wood effect flooring, UPVC double glazed window to the front and rear aspect.

Kitchen

9' 8" x 7' 4" (2.95m x 2.24m)

A range of wall and floor mounted fitted kitchen units with work surfaces over, inset sink and drainer with mixer tap, tiled splashbacks, integrated electric oven ceramic hob, space and plumbing for washing machine, space for fridge/freezer, radiator, laminate wood effect flooring, under stairs storage cupboard, UPVC double glazed window to rear aspect along with UPVC double glazed door.

First Floor Landing

Carpet flooring, loft access and doors leading to all rooms.

Bedroom 1

12' 2" x 10' 8" Max (3.71m x 3.25m Max)

Radiator, television point, carpet flooring, UPVC double glazed window overlooking the front aspect and offering beautiful views of the church.

Bedroom 2

11' 11" x 7' 5" (3.63m x 2.26m)

Radiator, carpet flooring, built-in storage space, UPVC double glazed window overlooking the rear aspect.

Bedroom 3

8' 7" x 8' 1" (2.62m x 2.46m)

Radiator, carpet flooring, UPVC double glazed

window overlooking the rear aspect.

Bathroom

Bed new bathroom suite comprising low level w.c, inset vanity hand wash basin with storage under, panelled bath with mains connected shower over, part tiled walls, heated towel rail, UPVC double glazed obscure glass window overlooking the rear aspect.

Outside

The front of the property is approached by a walkway leading to the front entrance door and a gravelled driveway offers off-road parking.

The rear garden is set with a beautiful selection of flowers, plants and shrubs. A patio seating area is located to the front of the garden along with a brick-built outbuilding. The garden is fully enclosed and backs onto a play park.

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 hours' drive 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, 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 band will be reviewed and may be subject to

change.

Agent Note

William H Brown understand that this property is of non-standard construction, any mortgage application should consider this when choosing there lender

directions to this property:

From the William H Brown Swaffham office, proceed along L Street, pass Morrisons Daily and at the traffic lights, bear left onto Station Road. Take the first right hand turn onto Sporle Road and then turn immediately left onto Northwell Pool Road. Follow the road to the end and bear left on to Sporle Road and onto Couhe Close. The property will be found on the right hand side, opposite the duck pond.



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welcome to

Orford Road, SWAFFHAM

- Well presented 3 bedroom terraced house
- Fully refurbished with a newly installed fitted kitchen & bathroom
- Built to non-standard construction
- Gas fired central heating & UPVC double glazed windows
- Driveway off-road parking

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



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 part must rely upon its own inspection(s). Powered by www.focalagent.com

offers in excess of
£160,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
SFM110459 - 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.

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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