



London Street, Swaffham, PE37 7DW

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 bathroom, cosy lounge, bedrooms with built-in wardrobes, enclosed rear garden and more!



Accommodation

Part glazed external entrance door opening to:

Lounge

11' 8" Max narrowing to 9' 11" Min x 11' 2" (3.56m Max narrowing to 3.02m Min x 3.40m)
Feature former fireplace, radiator, television point, telephone point, decorative ceiling rose, UPVC double glazed window to the front aspect, doorway opening to:

Kitchen

8' 7" + under stair recess x 8' (2.62m + under stair recess x 2.44m)
A range of wall and floor mounted fitted kitchen units with work surfaces over, inset stainless steel sink and drainer, electric cooker with extractor over, plumbing for washing machine, space for fridge-freezer, tiled flooring, under stairs storage space, UPVC double glazed window to the rear and side aspects, stair case rising to first floor landing.

Rear Lobby

Storage cupboard, external entrance door opening to the rear garden, further door opening to:

Bathroom

Suite comprising low level w.c, hand wash basin, panelled bath with electric shower, UPVC double glazed window to rear aspect.

First Floor Landing

carpet flooring, doors opening to both bedrooms.

Bedroom 1

12' x 10' 3" To fireplace (3.66m x 3.12m To fireplace)
Radiator, carpet flooring, two built-in wardrobes, UPVC double glazed windows to the front aspect.

Bedroom 2

8' 5" Max Into Chimney Recces narrowing to 6' 11" x 8' (2.57m Max Into Chimney Recces narrowing to 2.11m x 2.44m)
Radiator, carpet flooring, built-in wardrobe, UPVC double glazed window to the rear aspect.

Outside

The rear garden is partly laid to lawn with a patio seating area, a pathway leads to the bottom of the garden where an access gate is located to take the bins in and out, retained fencing and a timber garden shed complete the garden.

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.

Agents Note

The vendor informs us that there is a right of way to the rear of the property for the neighbouring property/properties. Further details can be obtained from the vendors solicitor at the time of purchase.

directions to this property:

From the William H Brown Swaffham office, proceed along L Street, pass Morrisons Daily and at the traffic lights, turn right. Continue to the mini round-a-bout and take the first exit onto London Street. At the next mini roundabout, proceed straight over and the property will be found further along on the left hand side, identified by our William H Brown "For Sale" board.



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welcome to

London Street, Swaffham

- NO ONWARD CHAIN!
- Charming 2 bedroom terraced house
- Convenient, non-estate town centre location
- Lovely rear garden with useful timber garden storage shed
- Fitted kitchen and ground floor bathroom

Tenure: Freehold EPC Rating: D

Council Tax Band: A



£140,000

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:
SFM110497 - 0003

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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