



**Mayfly Road, Swaffham, PE37 8JF**



**welcome to**

## **Mayfly Road, Swaffham**

>> SHARED OWNERSHIP!! A stunning 2 double bedroom end-terraced 'A' rated energy efficient home, located within this sought-after, modern development. Offering a high quality of finish throughout including kitchen with integrated appliances, UPVC triple glazed windows, solar PV and much more!



### Accommodation:

Composite part glazed entrance door opening to:

#### Entrance Hall

Staircase rising to the first floor landing, under stairs storage space, radiator, carpet flooring, doors opening to the kitchen and open-plan lounge/dining room, further door opening to:

#### Ground Floor Cloakroom W.C

Suite comprising low level w.c, wall mounted hand wash basin with tiled splash backs and surrounds, radiator, tiled flooring, UPVC double glazed window to side aspect.

#### Kitchen

12' 9" x 6' ( 3.89m x 1.83m )

A comprehensive range of wall and floor mounted fitted kitchen units with work surfaces over, inset stainless steel 1 1/2 bowl sink and drainer with mixer tap, tiled splash backs and surrounds, built-in electric oven and gas hob with concealed extractor hood over, integrated dishwasher, integrated fridge-freezer, space and plumbing for washing machine, concealed gas fired central heating boiler (serving domestic hot water and heating systems), radiator, tiled flooring, inset ceiling spotlights, UPVC triple glazed window to the front aspect.

#### Lounge / Dining Area

14' x 13' ( 4.27m x 3.96m )

Radiator, TV point, telephone point, carpet flooring, UPVC double glazed French doors opening to the rear garden and UPVC triple glazed fixed window to the rear,

#### First Floor Landing

Loft access, carpet flooring, doors opening to both bedrooms and the family bathroom.

#### Bedroom 1

14' 1" x 8' 5" ( 4.29m x 2.57m )

Radiator, television point, carpet flooring, UPVC triple glazed window overlooking the rear aspect.

#### Bedroom 2

10' 4" x 10' 2" ( 3.15m x 3.10m )

Radiator, carpet flooring, UPVC triple glazed window overlooking the front aspect.

#### Family Bathroom

Suite comprising low level w.c, pedestal hand wash basin, panelled bath with mixer tap and hand held shower attachment, part tiled walls, heated towel rail, UPVC triple glazed window overlooking the side aspect.

#### Outside

To the front of the property is hard landscaped with a gravelled driveway providing off-road parking, a pathway leads to the front entrance door and access to the side gate opening to the rear. External lighting completes the front garden.

The fully enclosed rear garden is partly artificial turfed with a flower bed to the border and part paved patio seating area.

#### Agent Note

Please note the listing price shown of £157,500 is a 75% share (total open market value being £210,000). Purchasers can staircase to 100% ownership after 5 years of occupation (fees may apply).

#### 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 and is also on an excellent bus route. The town 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 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 Morrisons Daily and at the traffic lights, turn right. At the mini roundabout, take the first exit and continue south out of town along London Street. This road merges onto Brandon Road. Proceed along and take the left hand turn on the Abel Homes site, which is Otter Road. The first left hand turn is Mayfly Road and the property is the first house on the right hand side, identified by our William H Brown 'For Sale' board.



**view this property online** [williamhbrown.co.uk/Property/SFM109106](http://williamhbrown.co.uk/Property/SFM109106)



## welcome to Mayfly Road, Swaffham

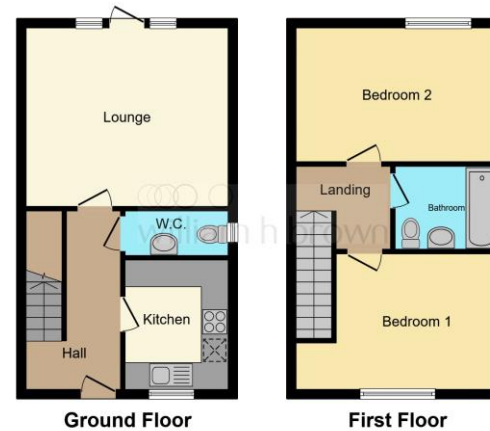
- 75% Shared Ownership Home
- Modern 2 double bedroom end-terraced house
- 'A' rated energy efficiency with triple glazed windows and solar PV
- Enclosed, south/east facing, landscaped rear garden and private driveway
- Family bathroom and ground floor cloakroom w.c

Tenure: Leasehold EPC Rating: A

Council Tax Band: B Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



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

# £157,500



Please note the marker reflects the postcode not the actual property

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Property Ref:  
SFM109106 - 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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