



Nicholas Hamond Way, Swaffham, PE37 7TF

welcome to

Nicholas Hamond Way, Swaffham

>> FIRST TIME BUYER ALERT! A 2 bedroom semi-detached home presented in very good order and with a move straight in feel! Located within easy reach of local amenities, the property boasts a modern fitted kitchen and bathroom, allocated off-road parking, enclosed rear garden and more!!



Accommodation

Composite part glazed external entrance door with storm porch over.

Lounge

14' x 12' 8" (4.27m x 3.86m)

Stair case rising to first floor landing, radiator, television point, wood effect flooring, UPVC double glazed window to front aspect.

Kitchen

12' 9" x 9' 3" (3.89m x 2.82m)

A range of wall and floor mounted fitted kitchen units with work surfaces over, inset stainless steel sink and drainer with mixer tap, built-in electric oven and hob with cooker hood over, plumbing for washing machine, space for fridge-freezer, concealed gas fired central heating boiler, tiled flooring, UPVC double glazed window to the rear aspect and part glazed entrance door opening to the garden.

First Floor Landing

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

Bedroom 1

10' 10" x 6' 9" (3.30m x 2.06m)

Built-in wardrobe with sliding mirrored doors, radiator, carpet flooring, over stairs storage with water tank, UPVC double glazed window overlooking the front aspect

Bedroom 2

10' 1" x 9' 11" (3.07m x 3.02m)

Built-in wardrobes, radiator, carpet flooring, UPVC double glazed windows overlooking the rear aspect.

Family Bathroom

Suite comprising low level w.c, hand wash basin, panelled bath with shower screen and shower attachment over, tiled splash backs and surrounds, UPVC double glazed window to the side aspect.

Outside

To the front of the property there is a small stocked

garden area with a pathway leading to the main entrance door and continues around the side, leading to a timber access gate to the rear.

The rear garden is laid mainly to lawn with a paved patio seating area, outside tap, retaining fencing and fully enclosed.

Allocated off road parking is available to the side.

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 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 past McColls and at the traffic lights, turn right and continue south out of town along London Street. Take the left hand turn onto Watton Road and then take the third left hand turn into Heathlands. Follow this road along, turning left into Botwright Drive and then turn right onto Nicholas Hammonc Way. Proceed to the far end of the cul-de-sac, where the property can be found on the left, identified by our William H Brown "For Sale" board.



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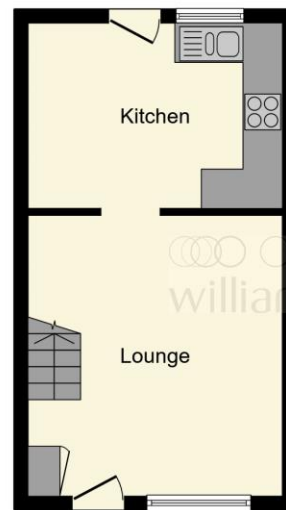
- Modern 2 bedroom semi-detached house
- Presented in very good order throughout
- Contemporary fitted kitchen and front facing lounge
- Modern family bathroom
- UPVC double glazed windows & gas fired central heating

Tenure: Freehold EPC Rating: D

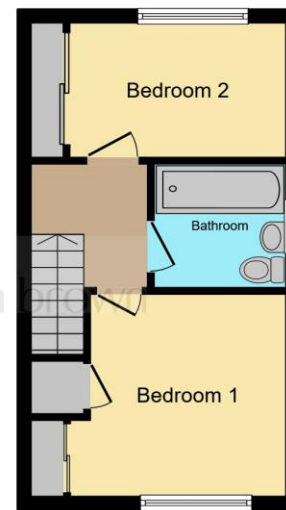
Council Tax Band: B

offers in excess of

£180,000



Ground Floor



First Floor

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:
SFM110620 - 0005

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