



Goodrick Place, Swaffham, PE37 7RP

welcome to

Goodrick Place, Swaffham

>>NO ONWARD CHAIN - 2 Bedroom terrace house located within this well-established age-restricted retirement development set within a short walk of the town centre and close to Campingland. The property is presented in good decorative order and boasts a ground floor shower room, conservatory and more.



Accommodation

Part glazed UPVC entrance door with storm canopy over opening to:

Entrance Hall

Carpet flooring, radiator, stairs rising to first floor landing, built-in storage cupboard, internal doors opening to all ground floor rooms.

Ground Floor Shower Room

7' 1" x 5' 8" (2.16m x 1.73m)

Suite comprising low level w.c, pedestal hand wash basin, walk-in shower cubicle with mains powered shower over and shower boarded walls behind, radiator, obscure glass window to the front aspect.

Lounge

13' 7" x 7' 10" (4.14m x 2.39m)

Carpet flooring, radiator, television and telephone point, serving hatch opening to kitchen, double glazed window to the rear aspect.

Dining Room

11' 6" x 10' 7" (3.51m x 3.23m)

Carpet flooring, radiator, UPVC double glazed sliding doors opening to:

Conservatory

9' x 6' 8" (2.74m x 2.03m)

Of UPVC double glazed construction, carpet flooring, UPVC external entrance door opening to the rear garden.

Kitchen

11' 1" x 7' 10" (3.38m x 2.39m)

A range of floor and wall mounted kitchen units with work surfaces over, inset 1 & 1/2 bowl stainless steel sink and drainer with mixer tap over, built-in electric oven, ceramic hob with extractor hood over, space for fridge freezer, space and plumbing for a washing machine, radiator, double glazed window to the front aspect.

First Floor Landing

Carpet flooring, built in storage cupboard, internal doors opening to all first floor rooms.

Bedroom 1

15' 10" x 11' 6" max narrowing to 9' 9" min (4.83m x 3.51m max narrowing to 2.97m min)

Carpet flooring, two radiators, built-in wardrobes, window over looking the rear aspect, velux style window,

Bedroom 2

10' 1" x 7' 10" (3.07m x 2.39m)

Carpet flooring, radiator, vanity hand wash basin with mixer tap over, window overlooking the front aspect.

Drying / Boiler Room

7' 10" x 4' 5" (2.39m x 1.35m)

Tile effect flooring, wall mounted gas fired central heating boiler.

Bathroom

Suite comprising low level w.c, pedestal hand wash basin, panelled bath with mixer taps over, vinyl flooring, velux style window, radiator, half height tiled walls.

Outside

The property is approached by a brickweave walkway, a ramp allows access to the front door.

The rear garden is bordered by a timber fence, fully paved and accompanied by shrubs and plants.

Garage

Of brick built construction, up and over door.

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 banding will be reviewed and may be subject to change.

Agents Note

This property boasts a 999 year lease from 12th April 1990. There is a service charge of approximately £120 per calendar month and due on the first of each month. Further details of this can be obtained from the vendors solicitor at the time of purchase.

Agents Note

It is understood the lease contains a special 'Sinking Fund' provision, to cope with the cost of major repairs, renewals and improvements etc. The cost of the 'Sinking Fund' is not added to the service charge, but instead the owners contribute to the Sinking Fund when they eventually sell their property and leave Goodrick Place. We have been advised that the rate of charge is 0.4% of the eventual sale price, multiplied by the number of full years in residence and then a portion monthly thereafter. The Sinking Fund is to ensure that Goodrick Place is kept in good repair and that improvements are made to keep it up to modern standards. Having adequate funds available to cover future major expenditure, repairs and renewals should ensure that the property will retain its value and continue to be a good investment in the future.

directions to this property:

From the town centre, proceed along London Street and turn left at the mini roundabout into White Cross Road. Take the first left into Beech Close follow to Campingland and past the doctors surgery. Goodrick place is on the left hand side.

On foot turn into The Pightle and the property can be found the left hand side.



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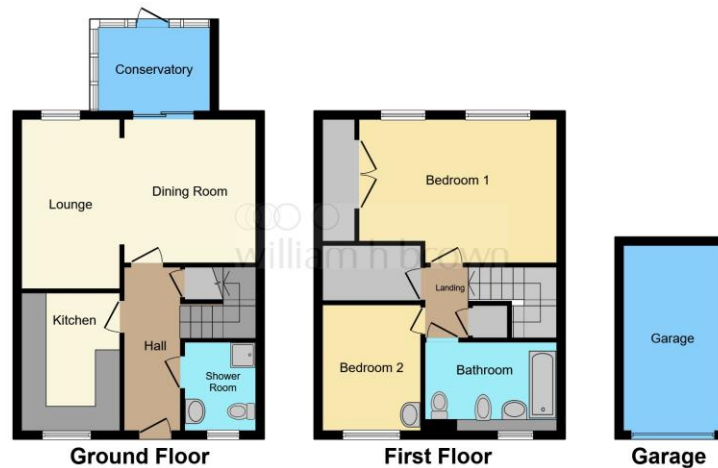
- NO ONWARD CHAIN
- 2 Bedroom Over 55's retirement development
- Ground floor shower room and first floor bathroom
- Conservatory and open-plan lounge/diner
- Gas fired central heating & UPVC Windows

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 120.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 14 Jan 1991. Should you require 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

£190,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
SFM109487 - 0002

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