



Orford Road, Swaffham, PE37 7JJ

welcome to

Orford Road, Swaffham

INVESTMENT OPPORTUNITY >> GUIDE PRICE £80,000 - 1 Bedroom bungalow benefiting from a close to town location with a fitted kitchen, shower room, enclosed garden and brick outbuilding. The property was built to non-standard construction and would benefit from a course of refurbishment!



Accommodation:

UPVC part glazed door opening to:

Entrance Hall

Built-in storage cupboards, wooden flooring, radiator, internal doors opening to all rooms.

Kitchen

A range of floor and wall mounted units with work surfaces over, inset stainless steel sink and drainer with taps over, built in eye level electric oven, wall mounted boiler servicing the gas fired central heating and hot water, inset electric hob, space and plumbing for washing machine, space for fridge freezer, wood flooring, UPVC double glazed window to the rear aspect.

Shower Room

Suite comprising low level w.c, vanity hand wash basin with storage under, walk in sliding door corner shower cubicle with electric shower unit, fully tiled walls behind, wood flooring, wood panelled walls, radiator, UPVC obscure glass window to the front aspect.

Lounge

Wood flooring, radiator, UPVC double glazed window to the front aspect.

Bedroom

Wood flooring, radiator, built in storage cupboards, UPVC double glazed window to the rear aspect.

Outside

The property is approached by a footpath leading to the front door.

The enclosed corner plot garden is laid mainly to lawn with a brick built shed opposite the entrance door to the property.

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.

Important Notice

For each Lot, a contract documentation fee of £1,500 (inclusive of VAT) is payable to Barnard Marcus Auctions by the buyer. The seller may charge additional fees payable upon completion. If applicable, such fees are detailed within the Special Conditions of Sale. Buyers are deemed to bid in full knowledge of this.

The Guide Price

The Guide Price quoted must not be relied upon by prospective purchasers as a valuation or assessment of value of the property. It is intended to provide purchasers with an indication of the region at which the reserve may be set at the time of going to press. The guide price may be subject to variation and interested parties are advised to make regular checks for variations and should be aware that the reserve price may be either below or above the quoted guide price.

Prospective purchasers should also be aware that the eventual sale price may be above or below the guide

level dependent upon competition, and should therefore not presume the guide to be indicative of the final expected sale price or the price the property is available at.

When setting the guide price, the auctioneers have given consideration to the seller's instructions in respect of their indicated reserve price at the time of instruction. The reserve price, (the level below which the property will not be sold), remains confidential between the seller and the auctioneer. The guide price therefore, is intended to indicate the region at which the reserve price is intended to be set. The seller will confirm their final reserve price close to the auction date and if appropriate the auctioneers may adjust the guide price to reflect this.

Whilst Barnard Marcus make every effort to ensure the safety and security of viewers at properties, we have not carried out a detailed Health & Safety inspection of properties in our auctions and cannot therefore guarantee the safety and security of viewers.

Prospective purchasers and bidders attend properties entirely at their own risk. Particular care should be taken when accessing cellars, attics, exterior grounds and outbuildings and boundaries. All non-conducted inspections of vacant sites should be made in daylight hours only and entry into such sites is entirely at the viewers risk.

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 onto Couhe Close. The property will be found on the right hand side, opposite Sporle Road.



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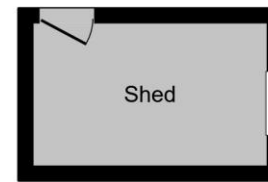
- Offered For Sale By Auction
- Tuesday 16th December 2025
- Non-standard built 1 Bedroom semi detached bungalow
- Fitted kitchen & shower room
- Enclosed garden & brick outbuilding

Tenure: Freehold EPC Rating: D

Council Tax Band: A



Floor Plan



Outbuilding

guide price

£80,000

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:
SFM110751 - 0005

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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