



Southlands, Swaffham, PE37 7PF

welcome to

Southlands, Swaffham

OPPORTUNITY TO MODERNISE>> A spacious 2 bedroom detached bungalow on the edge of Swaffham town centre. Boasting a kitchen with separate dining room, lounge, two double bedrooms, family bathroom, corner garden plot, double garage and much more!!



Accommodation:

UPVC external door opening to:

Entrance Porch

Part glazed door opening to:

Kitchen

10' 10" x 6' 6" (3.30m x 1.98m)

A range of floor and wall mounted kitchen units with work surfaces over, inset stainless steel sink and drainer with mixer tap over, space and plumbing for washing machine, space for fridge freezer, free standing gas oven with gas hob over, tiled walls, vinyl flooring, wall mounted gas fired boiler, dual aspect UPVC double glazed window to the rear and side aspect, internal door opening to:

Dining Room

13' 11" x 12' 1" (4.24m x 3.68m)

Carpet flooring, radiator built in storage cupboard, UPVC double glazed window to the rear aspect

Hallway

Carpet flooring, external door opening to the front aspect, built in storage cupboard, internal doors opening to all rooms.

Lounge

17' 10" x 11' 10" (5.44m x 3.61m)

Carpet flooring, radiator, decorative fireplace with surround, UPVC double glazed window to the front aspect.

Bedroom 1

13' 9" x 12' 4" (4.19m x 3.76m)

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

Bedroom 2

10' 7" to wardrobe x 9' 9" (3.23m to wardrobe x 2.97m)

Carpet flooring, built in storage cupboard, UPVC double glazed window to the rear aspect.

Family Bathroom

Suite comprising low level w.c, vanity hand wash

basin with taps over, tiled bathtub with taps over and additional shower unit, fully tiled walls, radiator, UPVC obscure glass window to the rear aspect.

Outside

The property is approached by a concrete pathway leading to the front door and side access path. The front of the property benefits from lawned areas and established plants and shrubs.

The rear garden is accessed by a concrete pathway to the side of the property, laid mainly to lawn with a timber built summer house at the rear and bordered by established trees. Personal doors allow access to the double garage with a paved pathway.

Double Garage

Rendered in pebble and partially timber built, with personal doors opening to the rear garden, accompanied with driveway off road parking to the front.

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 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 C.

Please note that once a sale takes place, the Council Tax band will be reviewed and may be subject to change.



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welcome to

Southlands, Swaffham

- 2 Bedroom detached bungalow
- Good sized bedrooms
- Kitchen and separate dining room
- Corner garden plot, driveway & double garage
- UPVC double glazed windows throughout

Tenure: Freehold EPC Rating: D

Council Tax Band: C

offers in excess of

£270,000

directions to this property:

From the William H Brown office continue to the lights and turn right, continue on London Street, turn right onto Haspalls Road, follow the road and turn left onto Cley Road, take another left turn onto Southlands followed by the second Right Hand turn, follow Southlands to the end of the road and the property can be found on the right hand side, identified by our For Sale board.



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Property Ref:
SFM110761 - 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.



Please note the marker reflects the postcode not the actual property

 **william h brown**



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