



5 Cateryne Court

£125,000

An immaculately kept one bedroom first floor maisonette situated in the popular market town of Swaffham.

This property has a high-end finish feel and boasts an independent front door to entrance lobby leading to stairs to landing.

Adjacent to the landing is a double bedroom with fitted wardrobe, across the landing is a modern bathroom suite comprising of a WC with hidden cistern, vanity wash basin and panelled bathtub.

Lastly, there is a spacious open plan living room/kitchen area complete with spotlights to ceiling and contemporary layout, it offers a modern living arrangement. The kitchen benefits from stylish fitted units at base and eye level plus some integrated appliances.

Outside, there is private permit parking for residents plus an independent footpath for pedestrians.

This property is offered with no onward chain.

Leasehold Information:

Years remaining: 89 years

Annual Service Charge: £540.00



Services

Electric storage heaters. Mains water, drainage, and electricity are connected.

Situation

Swaffham is a Breckland market town offering a range of independent and national retailers, shops and supermarkets, including Tescos and Waitrose. The town is conveniently placed just off the A47, with King's Lynn (15 miles) and Norwich (28 miles) for far away.

Directions

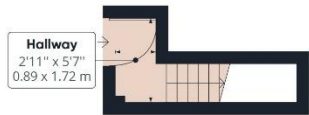
To find the property from Dereham, proceed along the A47 in direction of King's Lynn. At the roundabout, proceed straight over to remain on the A47 and take the left turning. At the junction, turn right onto Castle Acre Road, followed by the right hand turning onto Spinners Lane where the property will be found on the left hand side..

For further information and to arrange your viewing, please contact our friendly and professional staff.

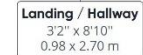
This property is being marketed by our Dereham office and the property reference is AD0103.

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. Also if there is anything in particular that you require clarification on - call the office before viewing. For further information see Consumer Protection from Unfair Trading Regulations 2008.





Ground Floor



Floor 1

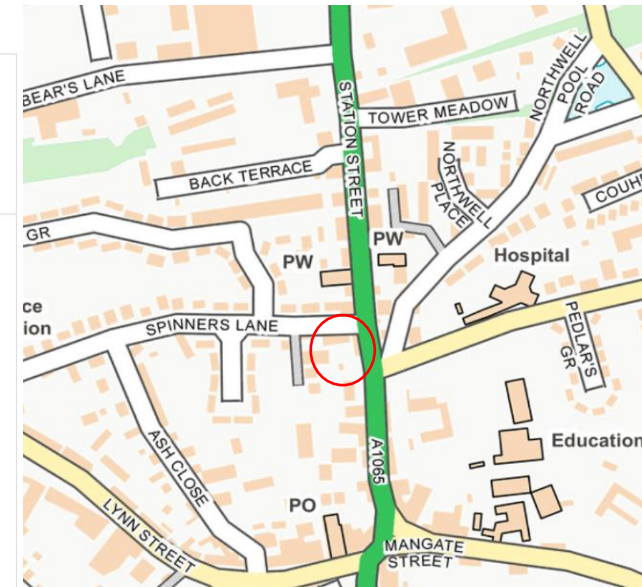
PARSONS
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Approximate total area⁽¹⁾
439.60 ft²
40.84 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	71	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive
2002/91/EC



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