



**Lancaster Road, Swaffham, PE37 8GY**

**welcome to**

**Lancaster Road, Swaffham**

>> 50% SHARED OWNERSHIP!! A well presented 2 bedroom semi-detached modern home, located within this popular development on the edge of Swaffham, built in 2023. The property boasts a modern fitted kitchen, ground floor cloakroom, fully enclosed rear garden and driveway off road parking!



## Accommodation

Composite external entrance door with and security light leads into:

### Entrance Hall

Staircase rising to the first floor landing, radiator, carpet flooring, door opening to:

### Ground Floor Cloakroom W.C

Suite comprising low level w.c, hand wash basin with tiled splashbacks, radiator, UPVC double glazed window to the front.

### Kitchen/Diner

A range of wall and floor mounted fitted kitchen units with work surfaces over, inset one and a half bowl stainless steel sink unit with mixer tap over, fitted electric oven with chrome splashbacks, gas hob with cooker hood over, plumbing for washing machine, space for fridge-freezer, gas central heating boiler, radiator, space for a dining table, UPVC double glazed window to the rear aspect and UPVC French style doors opening to the rear garden.

### Lounge

Radiator, television point, telephone point, carpet flooring, understairs storage upboard, UPVC double glazed window to the front aspect.

### First Floor Landing

Loft access, carpet flooring, UPVC double glazed window to the side aspect, door opening to:

### Bedroom 1

Radiator, television point, carpet flooring, UPVC double glazed window overlooking the front aspect.

### Bedroom 2

Radiator, television point, carpet flooring, UPVC double glazed window overlooking the rear aspect.

### Bathroom

Suite comprising low level w.c, hand wash basin with tiled splashbacks and surrounds, panelled bath with mixer taps and shower over, part tiled walls, radiator,

vinyl flooring, extractor fan, UPVC double glazed window to the side aspect.

### Outside

The front of the property is approached by a paved pathway that leads to the main entrance door and there are also shrubs planted to the front of the property, a brickweaved driveway provides side-by-side off-road parking

The rear garden is fully enclosed and mainly laid to lawn with a paved patio seating area. A side access gate gives access from the front

### Location

Swaffham is a 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 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.

### 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.

### Agent Note

William H Brown understands that this property has a monthly rental charge payable to the housing association. The exact amount will be confirmed by the sellers solicitor at the time of conveyancing.



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welcome to

## Lancaster Road, Swaffham

- 50% SHARED OWNERSHIP
- 2 bedroom semi-detached house
- Modern fitted kitchen/diner & family bathroom
- Ground floor cloakroom W.C
- Gas fired central heating & UPVC double glazed windows

Tenure: Leasehold EPC Rating: B

Council Tax Band: B Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 30 Sep 2022. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £110,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
SFM110839 - 0004

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

### directions to this property:

From the William H Brown office continue to the traffic lights, follow onto Mangate Street and continue onto Norwich Road, turn left onto Pedlars Meadow, continue straight on Lancaster Road and take the fourth left hand turn, follow the road and the property can be found on the left hand side, identified by our William H Brown For Sale board.



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