



**Montagu Close, Swaffham, PE37 7EQ**



**welcome to**

## **Montagu Close, Swaffham**

A beautifully presented 2 bedroom end terraced house, located in a popular area of Swaffham. The property benefits from a lounge and fitted kitchen, conservatory, enclosed rear garden and allocated off-road parking! Viewing is highly recommended!!



### **Accommodation:**

UPVC part glazed external entrance door opening to:

#### **Entrance Porch**

UPVC double glazed window to the side aspect, built in storage cupboard, internal door opening to:

#### **Lounge**

14' 11" x 12' 7" ( 4.55m x 3.84m )

Television and telephone points, carpet flooring, staircase rising to first floor landing, UPVC double glazed window to the front and side aspect.

#### **Kitchen**

12' 7" x 8' ( 3.84m x 2.44m )

A range of wall and floor mounted fitted kitchen units with wood effect work surfaces over, inset stainless steel sink and drainer, tiled splash backs and surrounds, space for electric cooker, space for under counter fridge and freezer, space and plumbing for washing machine, UPVC double glazed window to the rear aspect and UPVC part glazed door opening to:

#### **Conservatory**

8' x 7' 4" ( 2.44m x 2.24m )

Of brick and UPVC double glazed window construction, internally complemented by vinyl flooring and power sockets. French style doors opening to the rear garden.

#### **First Floor Landing**

Loft access, carpet flooring, doors opening to all first floor rooms.

#### **Bedroom 1**

12' 7" Max x 10' 1" To Wardrobe ( 3.84m Max x 3.07m To Wardrobe )

Radiator, built in wardrobes, carpet flooring, UPVC double glazed windows overlooking the rear aspect.

#### **Bedroom 2**

12' 7" x 7' 4" Max ( 3.84m x 2.24m Max )

Radiator, carpet flooring, built in wardrobe, UPVC double glazed windows overlooking the front aspect.

change.

#### **Bathroom**

Suite comprising low level w.c, hand wash basin with mixer tap over and storage under, panelled bath with fitted shower screen, stainless steel mixer taps and additional mains powered shower over, tiled splash backs and surrounds, vinyl flooring, UPVC double glazed window overlooking the side aspect.

#### **Outside**

The front of the property has a lawned area with decorative flower pots and a pathway to the front porch.

The rear garden is laid mainly to lawn with a paved patio seating area, plant and shrub bed borders, garden storage shed and a side access gate.

The property also benefits from a communal off-road parking area located to the rear.

#### **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 A.

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



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## **Montagu Close, Swaffham**

- 2 Bedroom end terrace house
- Fitted kitchen and conservatory
- Good size lounge
- Enclosed rear garden
- Allocated off-road parking

Tenure: Freehold EPC Rating: D

Council Tax Band: A

# £190,000



Please note the marker reflects the postcode not the actual property

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