

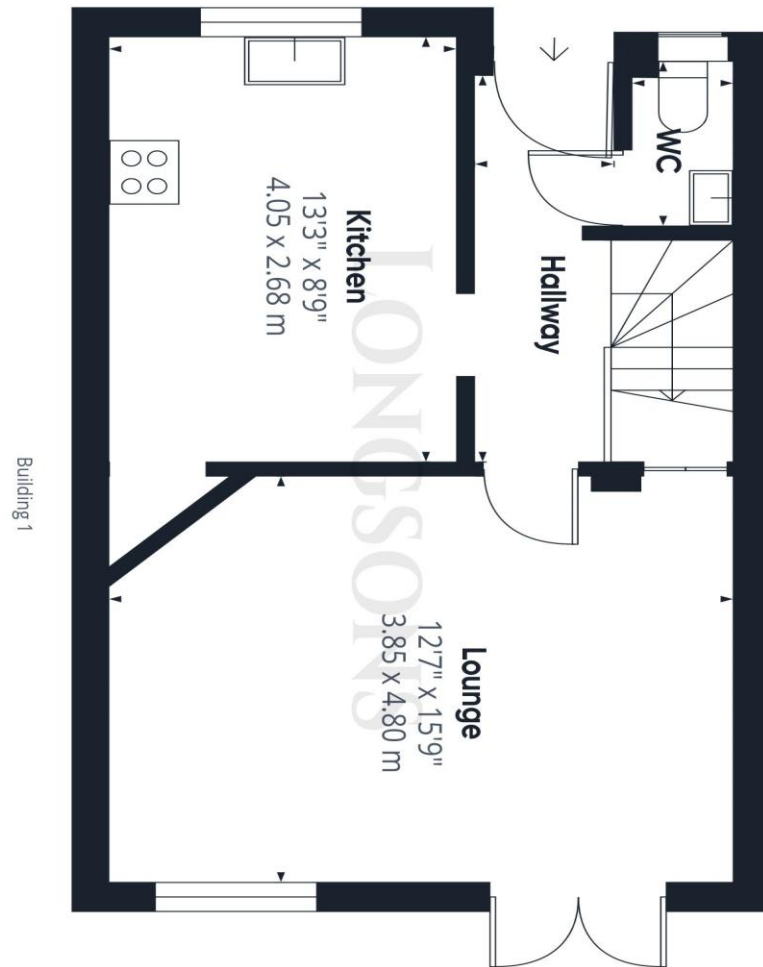


**4 St Johns Court, Swaffham, PE37 7DB**

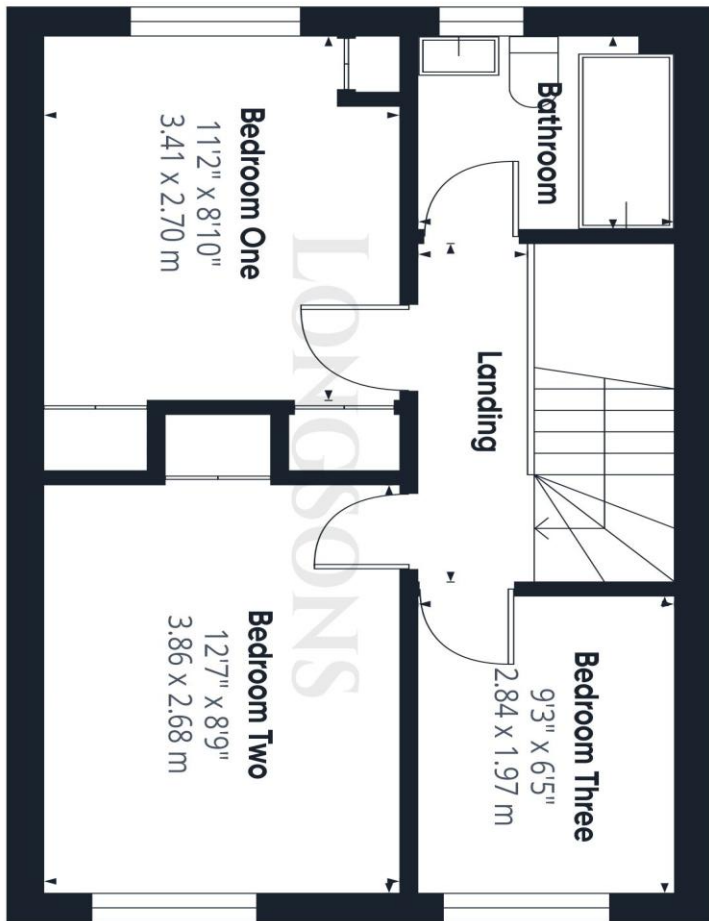
Available CHAIN FREE!

Well presented, mid-terrace three bedroom house situated just outside of the town centre of Swaffham. The property offers garage, gardens, parking, cloakroom with WC, gas central heating and UPVC double glazing.

**Price £175,000 Freehold**



Building 1



Floor 0 Building 2





**Bedroom Three**

UPVC double glazed window to rear, radiator.

**Bathroom**

Modern suite comprising P shaped bath with rainfall shower head over, separate hand shower attachment and shower screen, hand wash basin, WC, towel radiator, tiled splashback, obscure glass UPVC double glazed window to front.

**Garage**

En-block single garage.

**Garden**

Low maintenance, enclosed rear garden laid to patio paving slabs, wooden garden shed, wooden fence to perimeter, gated access to rear.

**Agent's Note**

EPC rating TBC (Full copy available on request)  
Council tax band B (Own enquiries should be made via Breckland District Council)

- Well Presented Mid-Terrace House
- Three Bedrooms
- Convenient Town Centre Location
- Energy Efficiency Rating 73
- Garage, Parking and Gardens
- Gas Central Heating and UPVC Double Glazing
- Cloakroom and Family Bathroom
- Available CHAIN FREE!

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.

Situated just outside the town centre of the market town of Swaffham, Longsons are delighted to bring to the market this well presented mid-terrace three bedroom house. The property offers garage, garden, cloakroom with WC, gas central heating and UPVC double glazing.

Available CHAIN FREE!

Viewing highly recommended.

Briefly, the property offers entrance hall, lounge, kitchen, cloakroom with WC, three bedrooms, bathroom, garage, garden, gas central heating and UPVC double glazing.

**SWAFFHAM**

Swaffham, situated in the heart of Norfolk, is a sought-after market town that boasts a wide range of independent shops, traditional pubs, and delightful restaurants and cafes. This vibrant town is well-served, offering amenities like a Waitrose,

Tesco and other supermarkets, a fantastic Saturday market, three doctors' surgeries, abundant free parking, as well three primary schools and a secondary school. With its proximity to the A47, you can reach Kings Lynn in approximately 15 miles and the bustling city of Norwich in around 30 miles. Additionally, excellent bus services connect to nearby villages and surrounding towns and cities. Being in the heart of Norfolk, Swaffham is in the perfect location for the North Norfolk Coast, Thetford Forestry Commission, and close to train links to Cambridge and London. Dereham 12 miles, Watton 10 miles, Norwich 34 miles.

**Entrance Hall**

UPVC double glazed entrance door to front, stairs to first floor, radiator.

**Cloakroom**

Hand wash basin, tiled splashback, WC, obscure glass UPVC double glazed window to front.

**Lounge**

Understairs storage cupboard, UPVC double glazed French doors opening to rear garden, UPVC double glazed window to rear, radiator.

**Kitchen**

Fitted kitchen units to walls and floor, work surface over, double stainless steel sink unit with mixer tap and drainer, integrated double electric oven and grill, integrated gas hob with extractor hood over, space and plumbing for washing machine and slimline dishwasher, radiator.

**Stairs and Landing**

Loft access

**Bedroom One**

UPVC double glazed window to front, cupboard housing modern gas central heating boiler, two built-in storage cupboards.

**Bedroom Two**

Built-in wardrobe, UPVC double glazed window to rear, radiator.

