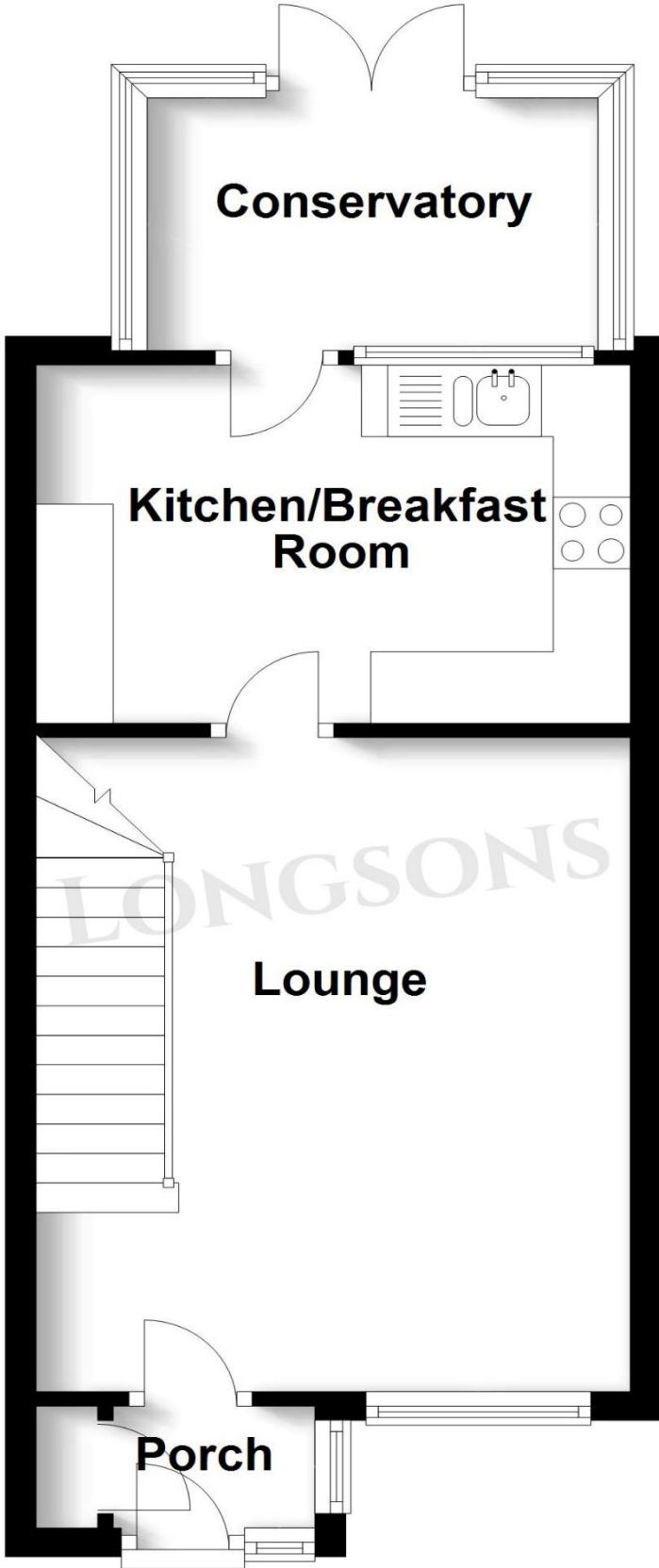
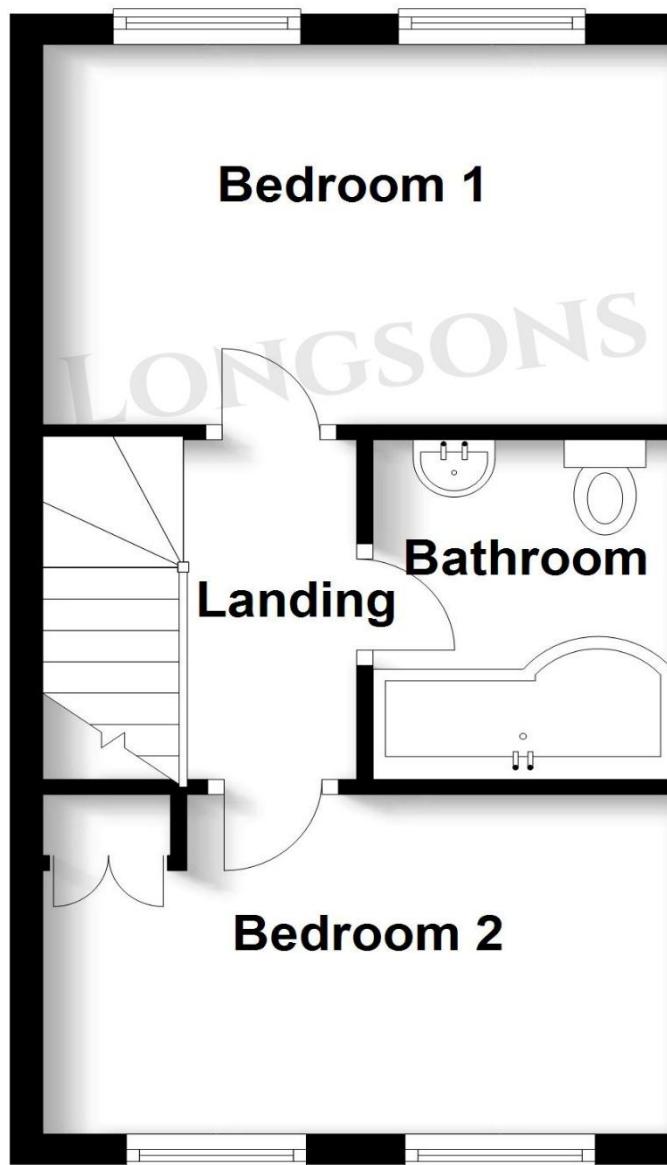


## Ground Floor



## First Floor



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

CHAIN FREE!

Very well presented, two bedroom modern mid terrace house available in the Norfolk market town of Swaffham. The property offers a conservatory, gardens, parking, kitchen/breakfast room and gas central heating.

**Price £175,000 Freehold**





Situated in the Norfolk market town of Swaffham, Longsons are delighted to bring to the market this very well presented, modern two bedroom mid-terrace house. The property offers conservatory, kitchen/breakfast room, gardens, parking, gas central heating and UPVC double glazing.

Offered Chain Free!

Briefly, the property offers entrance porch, lounge, kitchen/breakfast room, conservatory, two bedrooms, bathroom, garden, parking, gas central heating and UPVC double glazing.

**SWAFFHAM**  
Swaffham is a popular Norfolk market town with a good selection of shops, pubs and restaurants. The town is well catered for with a Waitrose and other supermarkets, an excellent Saturday market, three doctors surgeries, free parking throughout the town and also primary, secondary and higher schools

#### **Entrance Porch**

UPVC double glazed entrance door to front aspect, built in cupboard housing utility meters, obscure glass UPVC double glazed window to side aspect.

#### **Lounge**

**14'11" (4.55m) x 12'7" (3.84m)**  
UPVC double glazed entrance door to front aspect, stairs to first floor, UPVC double glazed window to front aspect, radiator.

#### **Kitchen/ Breakfast Room**

**8'2" (2.49m) x 12'8" (3.86m)**  
Fitted kitchen units to wall and floor, work surface over, composite one and a half bowl sink unit with mixer tap and drainer, breakfast bar, space for electric oven and hob, space and plumbing for washing machine, tiled splashback, window to rear aspect, radiator.

#### **Conservatory**

**5'9" (1.75m) x 9'7" (2.92m)**  
Modern UPVC double glazed conservatory, French doors opening to rear garden, outside light, power sockets.

#### **Stairs and Landing**

Loft access

#### **Bedroom One**

**8'2" (2.49m) x 12'8" (3.86m)**  
Two UPVC double glazed windows to rear aspect, radiator.

#### **Bedroom Two**

**7'3" (2.21m) Max x 12'7" (3.84m) Max**  
Two UPVC double glazed windows to front aspect, built in wardrobe, radiator.

#### **Bathroom**

Modern bathroom suite comprising 'P' shaped bath with shower over and shower screen, wash basin, WC, towel radiator, extractor fan.

#### **Outside Front**

Front garden laid to low maintenance shingle, path to front door.

#### **Rear Garden**

Very well presented, enclosed low maintenance rear garden laid to shingle, shrubs to flower bed, two paved patio seating areas, wooden seating area, gated access to rear path leading to communal parking area.

#### **Agents Note**

EPC rating D59 (Full copy available on request)

Council tax band A (Own enquiries should be made via Breckland District Council)

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.

- Two Bedroom Mid-Terrace House
- Conservatory
- Kitchen/Breakfast Room
- Energy Efficiency Rating D59
- Gardens
- Parking
- Gas Central Heating and UPVC Double Glazing
- CHAIN FREE!

