



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.

Offers in Excess of £190,000 Freehold





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.

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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.

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 TBC
- Garage, Parking and Gardens
- Gas Central Heating and UPVC Double Glazing
- Cloakroom and Family Bathroom
- Available CHAIN FREE!

