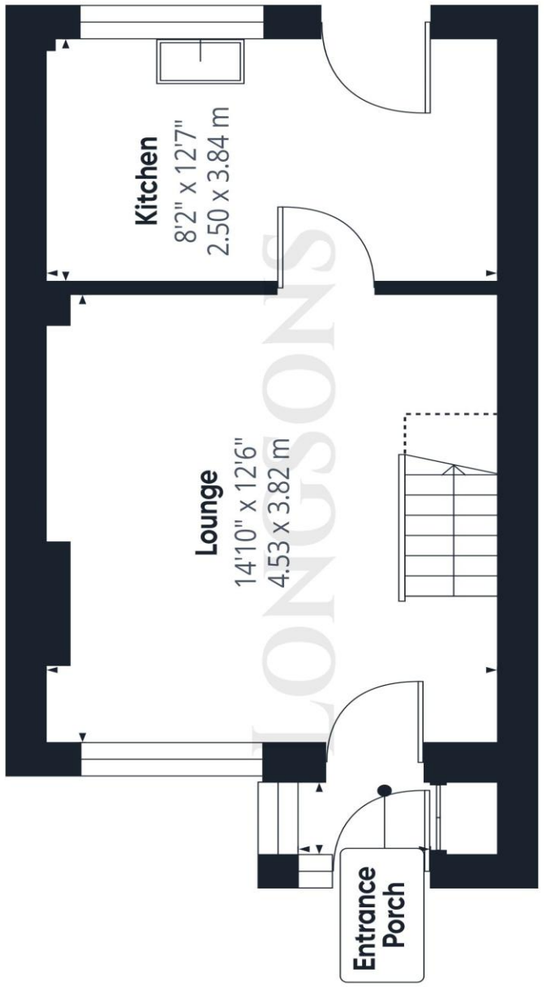

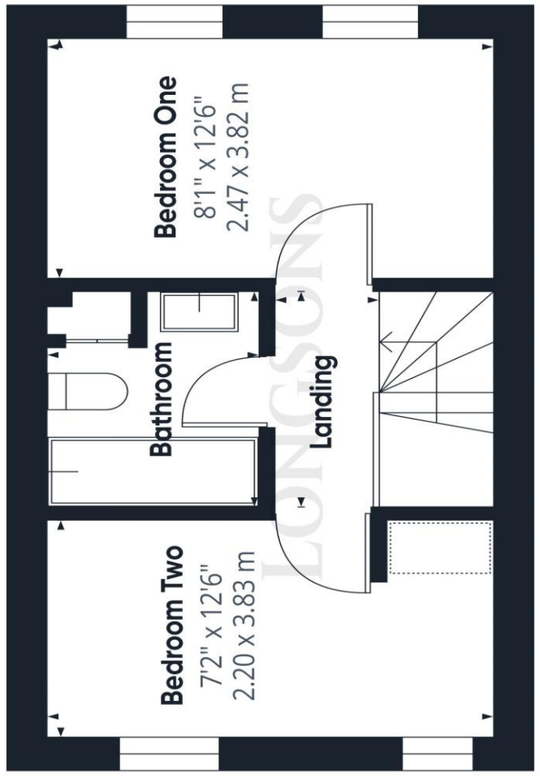

Montagu Close, Swaffham, PE37 7EQ

CHAIN FREE! Two bedroom mid-terrace house situated within a popular development in the market town of Swaffham. The property offers kitchen, lounge, electric heating, garden and allocated parking. Perfect for first time buyers, investors and downsizers alike.

Price £160,000 Freehold

Fitzroy House 32 Market Place Swaffham Norfolk PE37 7QH
Tel: 01760 721389 | Email: info@longsons.co.uk
https://www.longsons.co.uk

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CHAIN FREE!
Situated within a popular development in the Norfolk market town of Swaffham, Longsons are delighted to bring to the market this two bedroom mid-terrace house. The property offers lounge, kitchen, gardens, parking, electric heating and UPVC double glazing.Perfect for first time buyers, investors and downsizers alike.

Briefly, the property offers entrance porch, lounge, kitchen, two bedrooms, bathroom, garden, parking, electric 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 as 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 Porch
14'10" (4.52m) x 12'6" (3.81m)
Built-in storage cupboard, entrance door, obscured UPVC double glazed window to side.

Lounge
Gas fireplace, stairs to first floor, access to kitchen, UPVC double glazed window to front, two electric storage heaters.

Kitchen
12'7" (3.84m) x 8'2" (2.49m)
Fitted cabinets to wall and floor, laminate work surface over, composite one and a half bowl sink unit with mixer tap and drainer, space for cooker, space and plumbing for washing machine and dishwasher, space for upright fridge/freezer, tiled splashback, obscure glass UPVC double glazed door opening to rear garden, UPVC double glazed window to rear.

Landing
Loft access.

Bedroom One
12'6" (3.81m) x 8'1" (2.46m)
Two UPVC double glazed windows to rear, electric storage heater.

Bedroom Two
12'6" (3.81m) x 7'2" (2.18m)
Two UPVC double glazed windows to front, electric storage heater.

Bathroom
Bathroom suite comprising bath with mixer tap and handheld shower attachment, hand wash basin set within fitted cabinet, WC, tiled splashback, airing cupboard housing hot water cylinder, extractor fan, vinyl to floor, wall mounted heater.

Outside Front
Laid to shingle, paved walkway to entrance door, access to off road parking, fence and shrubs to perimeter.

Outside Rear
Laid to lawn, paved patio seating area, wooden garden shed, established shrubs throughout, outside light, outside tap, fencing 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).

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
- Enclosed Rear Garden
- Allocated Parking
- Energy Efficiency Rating TBC
- Electric Heating
- UPVC Double Glazing
- Chain Free!
- Perfect for First Time Buyers