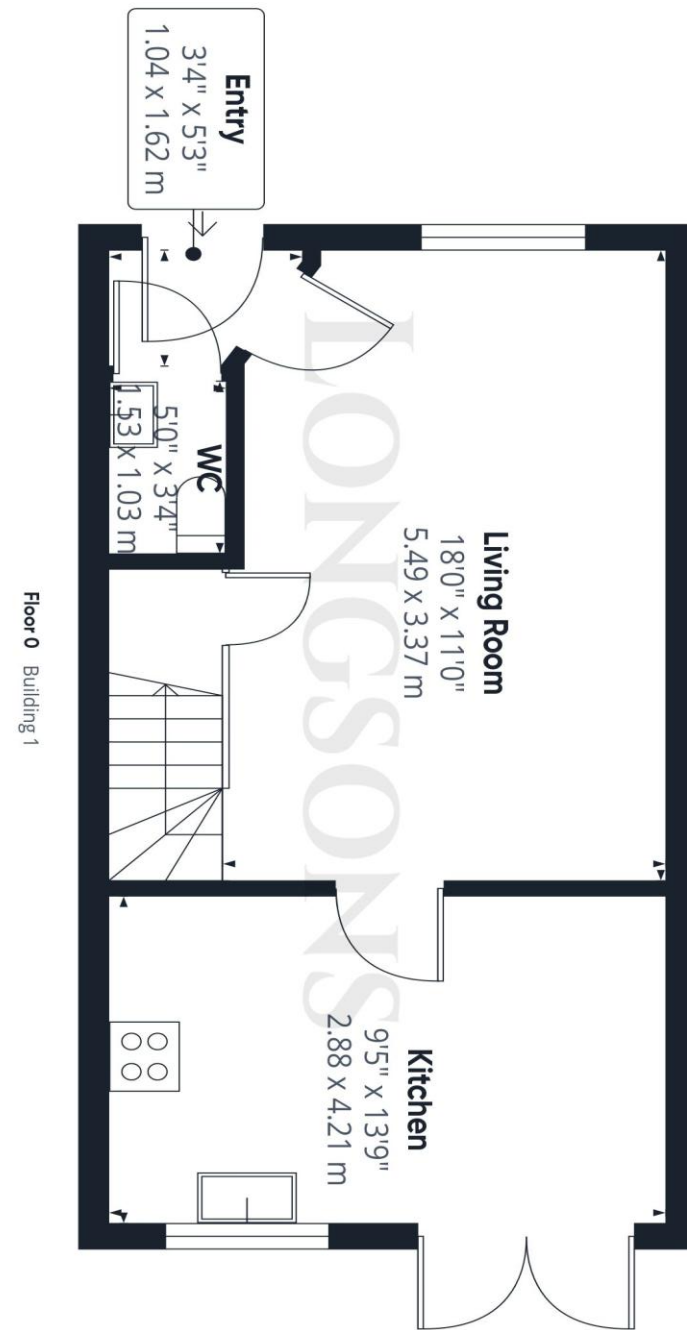




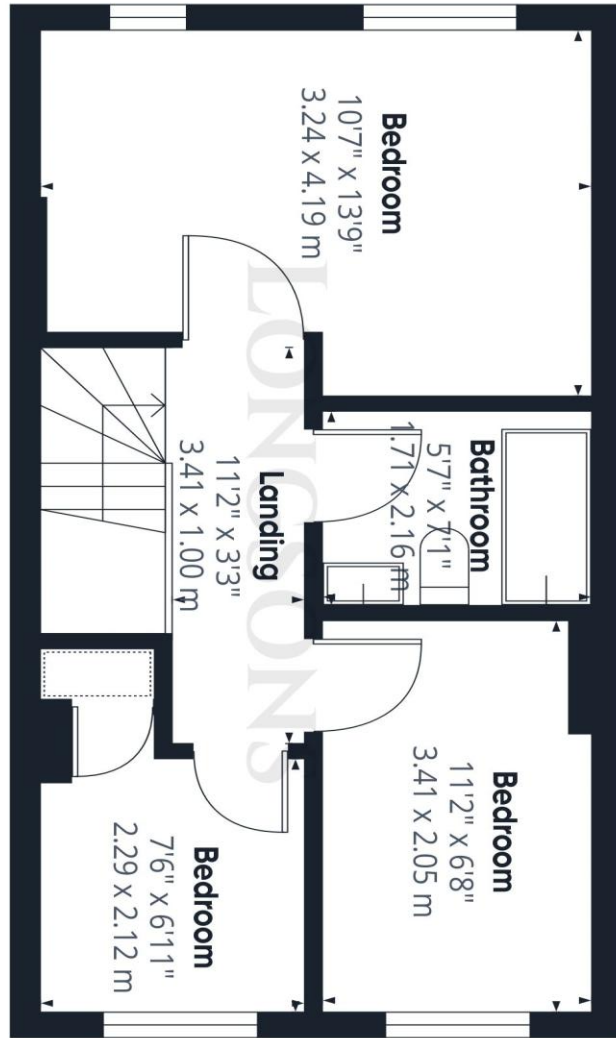
Highfield Avenue, Swaffham, PE37 7PS

Very well presented, modern mid-terrace three bedroom house situated just on the outskirts of Swaffham. This fantastic property offers cloakroom with WC, kitchen/dining room, garage with allocated parking, gardens, gas central heating and UPVC double glazing.

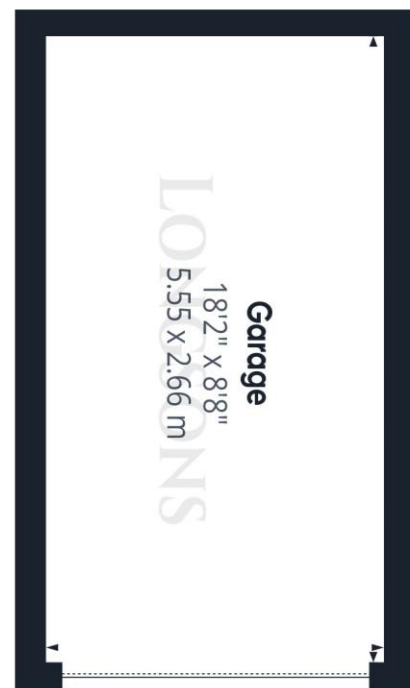
Offers in Excess of £200,000 Freehold



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2





Situated just on the outskirts of Swaffham, Longsons are delighted to bring to the market this well presented modern mid-terrace three bedroom house. The property offers kitchen/dining room, cloakroom with WC, garage, allocated parking, gardens, gas central heating and UPVC double glazing.

Briefly, the property offers entrance hall, lounge, kitchen/dining room, cloakroom with WC, three bedrooms, bathroom, garage, allocated parking, gardens, 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

Entrance door to front, radiator.

Lounge

18'0" (5.49m) x 11'0" (3.35m)

Stairs to first floor, understairs storage cupboard, UPVC double glazed window to front, two radiators.

Kitchen/Dining Room

9'5" (2.87m) x 13'9" (4.19m)

Fitted kitchen units to walls and floor, work surface over, composite sink unit with mixer tap and drainer, space for electric cooker, space and plumbing for washing machine, space for upright fridge/freezer, UPVC double glazed

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

Cloakroom

Hand wash basin, WC, radiator, extractor fan.

Stairs and Landing

Loft access.

Bedroom One

10'7" (3.23m) x 13'9" (4.19m)

UPVC double glazed window to front, two radiators.

Bedroom Two

11'2" (3.4m) x 6'8" (2.03m)

UPVC double glazed window to rear, radiator.

Bedroom Three

7'6" (2.29m) x 6'11" (2.11m)

UPVC double glazed window to rear, radiator.

Bathroom

Suite comprising bath with shower over and shower curtain, hand wash basin, WC, radiator, extractor fan.

Outside Front

Small front garden laid to granite chippings, outside lights.

En-bloc Garage

18'2" (5.54m) x 8'8" (2.64m)

Up and over door to front, parking space to front.

Rear Garden

Low maintenance rear garden laid to artificial grass, paved patio seating area, wooden garden shed, outside tap, outside lights, wooden fence to perimeter, gated access to rear.

Agent's Note

EPC rating C78 (Full copy available on request)

Council tax band C (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.

- Modern Mid-Terrace House
- Three Bedrooms
- Kitchen/Dining Room
- Energy Efficiency Rating C78
- Gardens, Garage and Parking
- UPVC Double Glazed and Gas Central Heating

