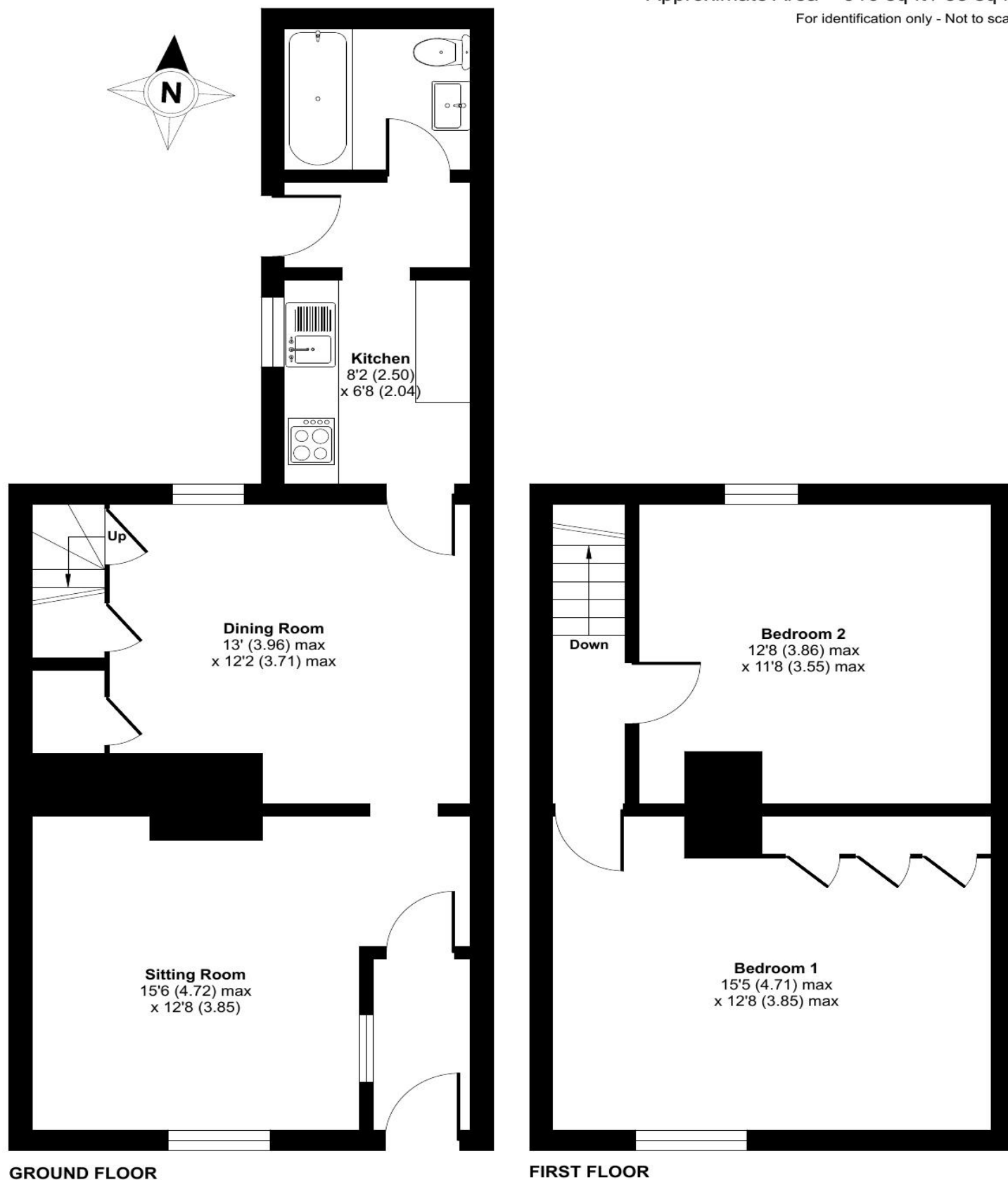


## Providence Terrace, Swaffham, PE37

Approximate Area = 916 sq ft / 85 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Longsons. REF: 1363730



### Providence Terrace, Swaffham, PE37 7LZ

Well presented, mid-terrace two double bedroom house conveniently situated within easy reach of Swaffham town centre. The property offers two reception rooms, gardens, parking, gas central heating and double glazing.

Viewing highly recommended.

**Guide Price £170,000 - £180,000 Freehold**

Fitzroy House 32 Market Place Swaffham Norfolk PE37 7QH  
Tel: 01760 721389 | Email: [info@longsons.co.uk](mailto:info@longsons.co.uk)  
<https://www.longsons.co.uk>

Fitzroy House 32 Market Place Swaffham Norfolk PE37 7QH  
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#### Rear Lobby

UPVC double glazed entrance door opening to rear garden, space for tall fridge/freezer.

#### Bathroom

Bathroom suite comprising bath with shower over and shower curtain, wash basin, WC, towel radiator, tiled splashback, extractor fan, obscure glass UPVC double glazed window to side.

#### Stairs and Landing

Loft access.

#### Bedroom One

**15'5" (4.7m) x 12'8" (3.86m)**

Built-in wardrobes, double glazed window to front, radiator.

#### Bedroom Two

**12'8" (3.86m) x 11'8" (3.56m)**

Window to rear, radiator.

#### Outside Front

Low maintenance front garden laid to shingle, path to front door, shrubs to borders, garden wall to perimeter.

#### Rear Garden

Enclosed rear garden laid to lawn, shrubs and plants to borders, external electric power socket, metal storage shed, outside tap, wooden fence to perimeter, gated access to rear and parking space.

#### Agent's Note

EPC rating D66 (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.

- Mid-Terrace House
- Two Double Bedrooms
- Two Reception Rooms
- Energy Efficiency Rating D66
- Gardens and Parking
- Gas Central Heating and Double Glazing
- Convenient Town Location

Conveniently situated within easy reach of Swaffham town centre, Longsons are delighted to bring to the market this well presented, mid-terrace two double bedroom house period property. The property offers two reception rooms, gardens, parking, gas central heating and double glazing.

Viewing highly recommended.

Briefly, the property offers entrance hall, lounge, dining room, kitchen, rear lobby, ground floor bathroom, two double bedrooms, gardens, parking, gas central heating and 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

Double glazed entrance door to front.

#### Sitting Room

**15'6" (4.72m) x 12'8" (3.86m)**

Feature brickwork fireplace (currently not in use) double glazed window to front, two radiators.

#### Dining Room

**13'0" (3.96m) x 12'2" (3.71m)**

Door opening to stairs, two built-in storage cupboards, double glazed window to rear, radiator.

#### Kitchen

**8'2" (2.49m) x 6'8" (2.03m)**

Fitted kitchen units to walls and floor, work surface over, stainless steel sink unit with mixer tap and drainer, space for electric cooker, space and plumbing for washing machine, double glazed window to side, radiator.

