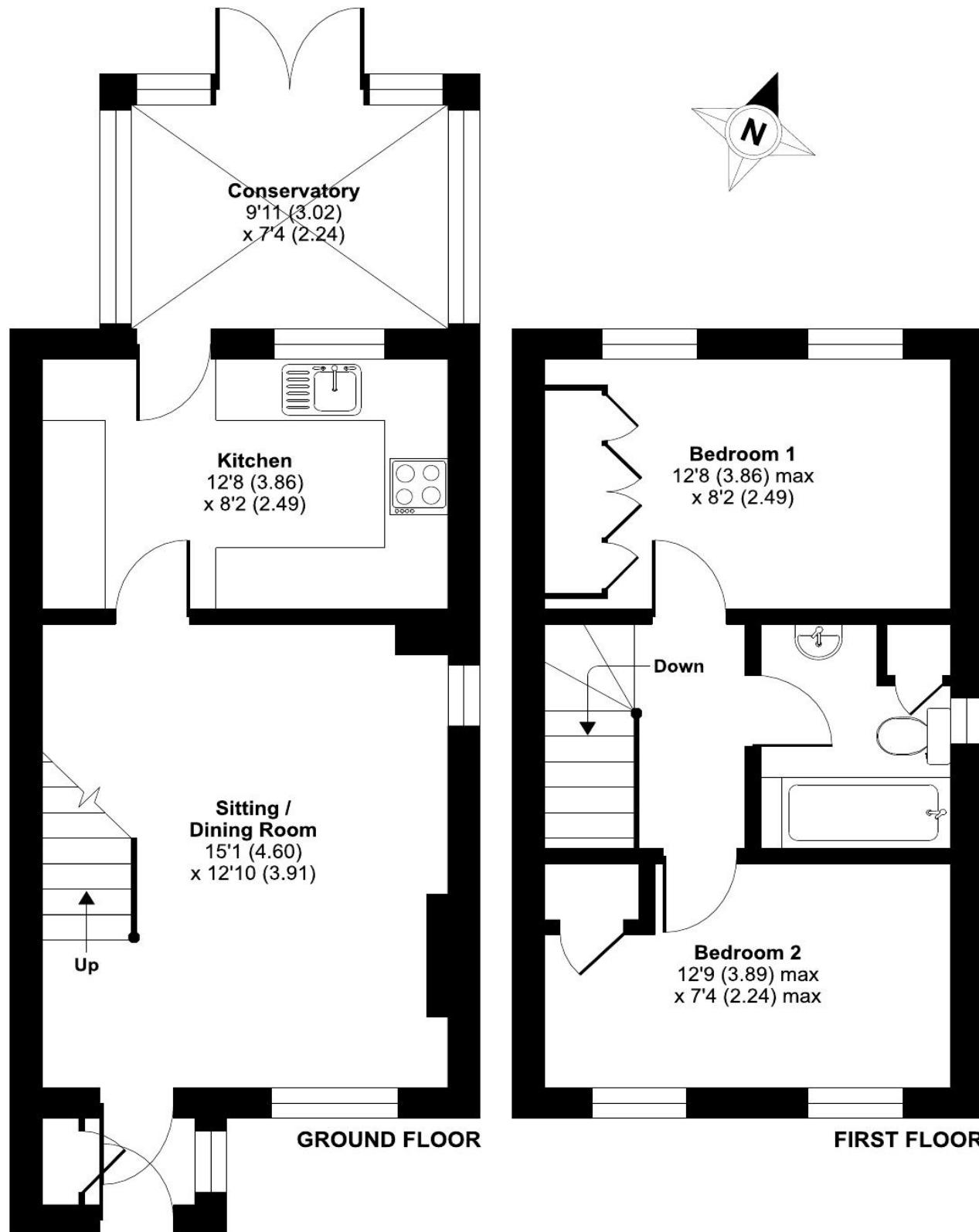


Montagu Close, Swaffham, PE37

Approximate Area = 714 sq ft / 66.3 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: 1283665



Montagu Close, Swaffham, PE37 7EQ

Well presented two bedroom end terrace house situated on a popular development in Swaffham, Norfolk. The property offers conservatory, newly fitted bathroom, gardens, parking, gas central heating and UPVC double glazing.

Offers in Excess of £190,000 Freehold



LONGSONS

Situated on a popular development in Swaffham, Longsons are delighted to bring to the market this end terrace two bedroom house. The property offers conservatory, newly fitted bathroom, gardens, parking, gas central heating and UPVC double glazing.

Briefly, the property offers entrance porch, sitting/dining room, kitchen, conservatory, two bedrooms, newly fitted bathroom, gardens, parking, 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 Porch

Built-in cupboard housing gas and electric meters, UPVC double glazed entrance door to front, obscured glass UPVC double glazed window to front and side.

Sitting/Dining Room

15'1" (4.6m) x 12'10" (3.91m)

Stairs to first floor, live flame gas fire, UPVC double glazed window to front and side, radiator.

Kitchen

12'8" (3.86m) x 8'2" (2.49m)

Fitted kitchen units to wall and floor, work surface over, stainless steel one and a half bowl sink unit with mixer tap

and drainer, space for electric cooker, space and plumbing for washing machine, tiled splashback, UPVC double glazed entrance door opening to conservatory, UPVC double glazed window to rear.

Conservatory

9'11" (3.02m) x 7'4" (2.24m)

UPVC double glazed conservatory, French doors opening to rear garden, electric lights and power sockets.

Landing

Loft access.

Bedroom One

12'8" (3.86m) Max x 8'2" (2.49m)

Fitted wardrobes, two UPVC double glazed windows to rear, radiator.

Bedroom Two

12'9" (3.89m) x 7'4" (2.24m)

Two UPVC double glazed windows to front, radiator.

Bathroom

Newly fitted bathroom suite comprising bath with mixer tap and electric shower over, with sliding shower screen, wash

basin set within fitted cabinets, WC, fitted cupboard housing gas central heating boiler, tiled splashback, obscured glass UPVC double glazed window to side.

Outside Front

Small front garden laid to lawn with a selection of shrubs and ornamental trees, parking available in parking area to the side, gated access to rear garden.

Rear Garden

Enclosed rear garden laid to lawn and paved patio, plants and shrubs to borders, wooden shed, wooden fence to perimeter, outside lights and gated access to front.

Agent's Notes

EPC rating D67 (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 End Terrace House
- Conservatory
- Sitting/Dining Room
- Energy Efficiency Rating D67
- Gardens and Allocated Parking
- UPVC Double Glazing
- Gas Central Heating

