



18 High Street Watton Thetford Norfolk IP25 6AE
Tel: 01953 883474 | Email: watton@longsons.co.uk
<https://www.longsons.co.uk>



5 Hollywell Gardens, Swaffham, PE37 7BE

Very well presented, two bedroom ground floor flat, situated within an exclusive private development for over 55's just a short walk from Swaffham town centre. Single person only. No Children. Over 55's only. Non smokers only. off-street parking for one car.

Available Immediately!

Price £725 pcm To Let

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Inner Hall

Cupboard housing hot water cylinder with slatted shelving.

Bedroom One

9'10" (3m) x 8'5" (2.57m)

UPVC double glazed window to front, storage heater.

Bedroom Two

9'10" (3m) x 7'2" (2.18m)

UPVC double glazed window to rear, storage heater.

Bathroom

Bathroom suite comprising: bath with electric shower over, wash basin and WC, space and plumbing for washing machine, tiled splashback, UPVC double glazed obscure glass window to rear, electric towel radiator.

Outside

Parking to front of property for one car only. Communal grounds, fully maintained.

- Ground Floor Flat
- Over 55's Only
- Available Straight Away
- Two Bedrooms
- Off-Street Parking For One Car
- Single Person Only
- No Children
- Non Smokers Only

All photographs are provided for guidance only.

Longsons are delighted to bring to the rental market this very well presented two bedroom ground floor flat. The property is situated within an exclusive private development for over 55's just a short walk from Swaffham town centre.

Available Immediately!

Off-Street Parking For One Car.

Briefly, the property offers entrance hall, lounge, kitchen/breakfast room, two bedrooms, bathroom and off-street parking for one car.

Single person only. No children. Over 55's only. Non smokers only.

SWAFFHAM

Swaffham is a popular Norfolk market town with a good selection of shops, pubs and restaurants. The town is well catered for with a Waitrose and other supermarkets, an excellent Saturday market, three doctors surgeries, free parking throughout the town and also primary, secondary and higher schools. There is easy access to the A47 with Kings Lynn approx 15 miles and approx 30 miles to the city of Norwich, with excellent bus services to local villages and surrounding towns and cities.

Entrance Porch

Entrance door to front.

Lounge

16'1" (4.9m) x 10'7" (3.23m)

Double glazed French doors opening to rear, UPVC double glazed window to front, electric storage heater.

Kitchen/Breakfast Room

11'8" (3.56m) Max x 9'10" (3m)

Max

Fitted kitchen units to wall and floor with work surface over, stainless steel sink unit with drainer, space for electric oven, space for fridge/freezer, electric storage heater, UPVC double glazed window to front.

