





The Street, North Pickenham, Swaffham, PE37 8JR

william h brown

welcome to

The Street, North Pickenham, Swaffham

VILLAGE LOCATION>> A spacious 2 bedroom terraced cottage, located in the semi-rural village of North Pickenham. The property benefits from a lounge, dining area with multi fuel burning stove, modern fitted kitchen, good sized master bedroom, single bedroom and first floor family bathroom!













Accommodation:
Part glazed entrance door opening to:

Lounge
Feature fireplace with stone hearth and timber surround, television and telephone points, built-in storage cupboard, UPVC double glazed window to the front aspect along with the front entrance door, internal door opening to:

Dining Area
Tiled flooring, multi fuel burner with stone hearth, under stairs storage cupboards, concealed stairs rising to the first floor.

Kitchen
A range of floor and wall mounted kitchen units with work surfaces over, built-in eye level electric oven, electric hob with cooker hood over, inset stainless steel sink and drainer with mixer taps over, tiled splashbacks and surround, space and plumbing for washing machine, under counter fridge and freezer, tiled flooring, timber framed double glazed window to the rear aspect, two external doors opening to the rear garden.

First Floor Landing
Carpet flooring, internal doors opening to all first floor rooms.

Master Bedroom
Original wood flooring, built-in wardrobes, UPVC double glazed window to the front aspect.

Bedroom 2
Original wood flooring, UPVC double glazed window to the rear aspect.

Family Bathroom
Suite comprising low level w.c., pedestal hand wash basin, panelled bathtub with mixer taps over and additional hand held shower attachment, half height tiled walls, wood effect flooring, UPVC double glazed obscure glass window to the rear aspect.

Outside
The property is approached from the road via a shared passageway providing access to the rear garden.

The rear garden has a paved patio seating area directly outside the kitchen doors, with a further shingle area leading to the rear where a paved pathway leads to a timber built storage shed. The garden is bordered by established evergreen shrubs, plants and a retained timber fence.

Location
North Pickenham is a semi-rural mid-Norfolk village situated just 4 miles from the historic market town of Swaffham. The village has a karting centre, a church and a playing field. The former primary school is now running as a community hub, providing regular meetings and events including bingo, carpet bowls, table tennis and a youth club & quiz nights, to name a few. Further amenities and facilities can be found in nearby Swaffham, which is a bustling town with a range of amenities including doctors and dental surgeries, primary and secondary schools, supermarkets, smaller independent shops, public library, golf club and the imposing church of Saint Peter and Saint Paul at the heart of the town, as well as the thriving Saturday market.

Council Tax Band
This property is Council Tax band A.

Please note that once a sale takes place, the Council Tax banding will be reviewed and may be subject to change.

Agents Note
The seller has made us aware of a flying freehold over the shared passageway. More information can be obtained from your solicitor at the time of conveyancing.

Agents Note
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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The Street, North Pickenham Swaffham

- NO ONWARD CHAIN
- Delightful 2 bedroom terraced cottage
- Needs attention but has lots of potential
- Lounge with feature fireplace
- Modern fitted kitchen & additional dining area

Tenure: Freehold EPC Rating: F
Council Tax Band: A

directions to this property:

Leave Swaffham via North Pickenham Road and continue along for a few miles, taking the first turning for the village, signposted 'North Pickenham'. Proceed along through the village along 'The Street' and the property will be found on the right hand side, identified by our William H Brown "For Sale" board.

£140,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/SFM111033

Property Ref:
SFM111033 - 0012

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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