LONGSONS

Mill View Terrace, Swaffham, PE37 7AY

Well presented, spacious modern mid-terrace three storey, townhouse situated conveniently close to the town centre of Swaffham.The property offers 3 double bedrooms, en-suite shower room, kitchen/dining room, allocating parking, gardens, gas central heating, and UPVC double glazing.

Offers in Excess of £230,000 Freehold

Fitzroy House 32 Market Place Swaffham Norfolk PE37 7QH
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Situated within easy reach of Swaffham town centre, Longsons are delighted to bring to the market, this spacious well presented modern mid-terrace, three storey townhouse. With three double bedrooms this fantastic property offers en-suite shower room, kitchen/dining room, cloakroom with WC, gardens, parking, gas central heating and UPVC double glazing.

Briefly, the property offers entrance hall, lounge, kitchen/dining room, cloakroom WC, three double bedrooms, two on first floor one on second floor, en-suite shower room to bedroom one, bathroom, gardens, allocated 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 Hall
Composite entrance door to front, stairs to first floor, radiator.

Lounge
15'8" (4.78m) x 14'6" (4.42m)
UPVC double glazed patio doors opening to rear garden, two radiators.

Kitchen/Dining Room
16'9" (5.11m) x 8'0" (2.44m)
Fitted kitchen units to walls and floor, work surface over, stainless steel sink unit with mixer tap and drainer, integrated electric oven, gas hob with extractor hood over, space and plumbing for washing machine, space for upright fridge/freezer, wall mounted gas central heating boiler, UPVC double glazed window to front, radiator.

Cloakroom
Hand wash basin, WC, radiator, extractor fan.

Stairs and First Floor Landing
Airing cupboard with radiator, radiator.

Bedroom One
14'7" (4.45m) Min x 9'7" (2.92m) Min
UPVC double glazed window to rear, radiator, door to en-suite shower room.

En-suite Shower Room
Shower cubicle, hand wash basin, WC, tiled splashback, radiator, extractor fan.

Bedroom Two
16'10" (5.13m) x 8'0" (2.44m)
UPVC double glazed window to front, radiator.

Bathroom
Suite comprising bath with mixer shower over and shower curtain, hand wash basin and WC both set within fitted cabinet, towel radiator, obscure glass UPVC double glazed window to front, tiled splashback, extractor fan.

Second Floor

Bedroom Three
12'11" (3.94m) x 11'0" (3.35m)
UPVC double glazed window to front, radiator, eaves storage cupboard.

Outside Front
Small low maintenance front garden laid to block paving, covered porch area, outside light.

Rear Garden
Enclosed rear garden laid to lawn, paved patio seating area, wooden garden shed, outside lights, gated access to rear and the side parking area.

Agent`s Note
EPC rating C73 (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.

- Well Presented Mid-terrace Townhouse
- Three Double Bedrooms
- Allocated Parking and Gardens
- Energy Efficiency Rating C73
- Cloakroom, Family Bathroom and En-Suite
- Gas Central Heating and UPVC Double Glazing

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