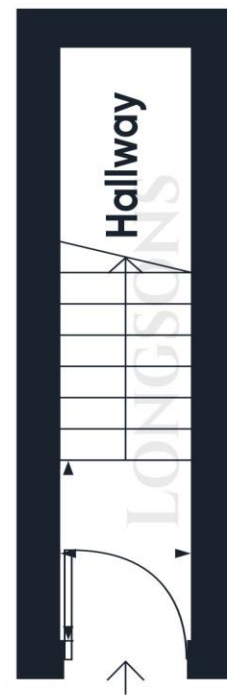


Floor 1



Floor 0



Cateryne Court, Spinners Lane, Swaffham, PE37 7ND

Well presented modern one bedroom first floor flat situated within easy reach of Swaffham town centre. The property offers kitchen, living room, parking, modern electric storage heating and UPVC double glazing.

Price £120,000 Leasehold



- Modern First Floor Flat
- One Bedroom
- UPVC Double Glazing
- Parking Area
- Easy Reach of Town Centre
- CHAIN FREE!

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.

Situated within easy reach of Swaffham town centre, Longsons are delighted to bring to the market this well presented modern one bedroom first floor flat.

Viewing highly recommended!!

Briefly the property offers entrance hall, living room, kitchen, bedroom, bathroom, electric storage heating, UPVC double glazed windows and parking area!!

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 Hall

UPVC double glazed entrance door to front, stairs to first floor and landing with UPVC double glazed window to rear, modern wall mounted storage heater

Living Room

14'7" (4.45m) Max x 12'9" (3.89m) Max

Two UPVC double glazed windows to front, modern wall mounted storage heater

Kitchen

8'9" (2.67m) x 6'6" (1.98m)

Fitted kitchen units to wall and floor, work surface over, composite sink unit with mixer tap and drainer, space and plumbing for washing machine, space for electric cooker, space for under counter fridge, UPVC double glazed window to front, wall mounted electric fan heater, tiled splashback.

Bedroom

13'6" (4.11m) x 9'11" (3.02m)

Built in wardrobe, built in cupboard housing hot water cylinder, two UPVC double glazed windows to front, wall mounted electric storage heater

Bathroom

Bathroom suite comprising bath with electric shower over and shower screen, hand wash basin, WC, tiled splashback, tiles to floor, extractor fan, wall mounted electric heater

Outside

Parking area with parking space (on a first come, first served basis)

Agents Note

EPC rating C75 (Full copy available on request)

Council tax band A (Own enquiries should be made via Breckland District Council)

The property is subject 125 year lease with approximately 86 years remaining, there is a service charge of £55 payable monthly.

