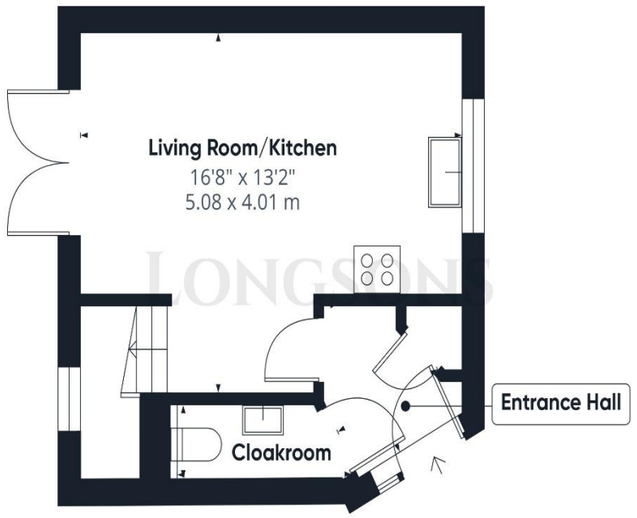
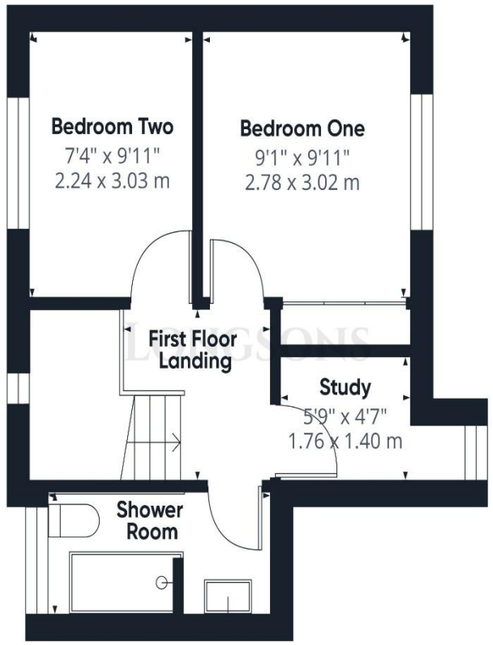


Floor 0



Floor 1

Fitzroy House 32 Market Place Swaffham Norfolk PE37 7QH
Tel: 01760 721389 | Email: info@longsons.co.uk
https://www.longsons.co.uk

LONGSONS

The Pightle, Swaffham, PE37 7DF

CHAIN FREE! Very well presented two bedroom, modern end terrace house. Conveniently situated right in the heart of Swaffham town centre, the property offers open plan living room/kitchen, bathroom, garden space and off-road parking. Viewing highly recommended.

Price £210,000 Freehold

Fitzroy House 32 Market Place Swaffham Norfolk PE37 7QH
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Conveniently situated in the heart of the popular market town of Swaffham, Longsons are delighted to present to the market this very well presented, modern two bedroom end terraced property. The property has lots to offer including an open plan living room/kitchen, downstairs cloakroom, study, bathroom, enclosed garden, off-road parking, air source heating and double glazing throughout.

Briefly, the property offers entrance porch, cloakroom, living room/kitchen, stairs, shower room, two bedrooms, study, enclosed courtyard garden to front and rear, driveway, air source heating and double glazing throughout.

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 as 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
Tiles to floor, wooden entrance door, built-in cupboard containing air source heat pump controls and underfloor heating controls and manifold, access to cloakroom.

Cloakroom
Tiles to floor, WC, hand washbasin, wall mounted extractor fan.

Living Room/Kitchen
16'8" (5.08m) x 13'2" (4.01m)
Open plan, tiles to floor, UPVC double glazed French doors to rear garden, double glazed windows to front, fitted cabinets to floor and wall with oak worktop over and tiled splashback, integrated fridge/freezer, space and plumbing for washing machine, inset butler sink with mixer tap, integrated fan oven with ceramic hob and extractor hood over, stairs to first floor.

First Floor Landing
Loft access.

Bedroom One
9'11" (3.02m) x 9'1" (2.77m)
Built-in wardrobe space, double glazed windows to front.

Bedroom Two
9'11" (3.02m) x 7'4" (2.24m)
Double glazed window to rear.

Study
5'9" (1.75m) x 4'7" (1.4m)
Double glazed window to front.

Shower Room
Tiles to floor and wall, WC, hand washbasin, walk-in shower cubicle, extractor fan, chrome towel radiator and obscured UPVC double glazed window to rear,

Front of Property
Outside light, brickweave driveway providing parking for one vehicle, shared brickweave pathway to rear garden, enclosed courtyard garden, outside tap, brickwall to perimeter.

Rear of Property
Paved seating patio area with walls to perimeter, outside lighting, wooden garden shed, gated access to side and front of property, wooden UPVC double glazed French doors to living area, air source heat pump.

Agent`s Note
EPC rating TBC (Full copy available on request).
Council tax band B (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.

- Very Well Presented!
- Chain Free!
- Two Bedrooms
- Energy Efficiency Rating TBC
- Garden Space
- Air Source Heating and Double Glazing
- Convenient Town Centre Location
- Off-road Parking