



5a Plowright Place, Swaffham, PE37 7LQ

Modernised two bedroom first floor flat situated right in the heart of Swaffham town centre. The property offers double glazing, en-suite shower room, modern electric heaters and open plan living/kitchen area.

Price £745 pcm To Let





All photographs are provided for guidance only.

- Modernised Two Bedroom Flat
- Heart of Swaffham Town
- Open Plan Lounge/Kitchen Area
- Energy Efficiency Rating E47
- Available November
- Modern Electric Heating

Situated right in the heart of Swaffham town centre, Longsons are delighted to bring to the market this modernised two bedroom first floor flat. This spacious property offers open plan living/kitchen area, en-suite shower room to bedroom one, double glazing and modern electric heaters.

Available November.

Briefly the property offers communal entrance hallway, open plan lounge/kitchen area, two bedrooms, en-suite shower room to bedroom one, bathroom, double glazing and modern electric thermostatically controlled heating.

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.

Hallway

Wall mounted electric heater.

Open plan living/kitchen Area 14'5" (4.39m) x 14'8" (4.47m)

Fitted kitchen units to walls and floor, work surface over, integrated electric oven and hob with extractor hood over, space and plumbing for washing machine, space for tall fridge/freezer, two double glazed windows to front, two thermostatically controlled wall mounted electric heaters.

Bedroom One 11'10" (3.61m) x 8'1" (2.46m)

Double glazed roof window with wall mounted thermostatically controlled electric heater, door to en-suite shower room.

En-Suite Shower Room

Shower cubicle, wash basin, WC, electric towel radiator.

Bedroom Two 13'4" (4.06m) x 7'11" (2.41m)

Double glazed window to front, wall mounted thermostatically controlled electric heater.

Bathroom

Bathroom suite comprising bath with shower over and shower screen, wash basin, WC, fully tiled walls, electric towel radiator, extractor fan.

Agent's Note

EPC rating E47 (Full copy available on request)
Council tax band A (Own enquiries should be made via Breckland District Council)

