



Pleasant Row, Swaffham, PE37 7DT

welcome to

Pleasant Row, Swaffham

A wonderful opportunity to purchase this very well presented 1 double bedroom end-terraced bungalow, situated within walking distance of Swaffham town centre. Offering a modern kitchen & shower room, lounge/dining room, double bedroom, generous, enclosed rear garden & off-road parking!



Accommodation

Composite external entrance door opening to:

Kitchen

A range of wall and floor mounted fitted kitchen units with work surfaces over, inset stainless steel sink and drainer with mixer tap, tiled splash backs and surrounds, built-in electric oven and hob with concealed extractor hood over, integrated fridge-freezer, wood effect flooring, UPVC double glazed window to the front aspect, door opening to the bathroom, UPVC double glazed sliding patio doors opening to:

Utility Space

Wall mounted gas fired central heating boiler,

Lounge / Dining Room

Radiator, carpet flooring, television point, UPVC double glazed French doors with fixed side panels

Inner Hall

Carpet flooring, doors opening to the bedroom and shower room

Bedroom

Fitted wardrobe, carpet flooring, radiator, UPVC double glazed window to the front aspect

Shower Room

Suite comprising low level w.c, pedestal hand wash basin with tiled splashbacks, corner shower cubicle with mains connected shower and glazed screen, wall mounted bathroom cabinet, heated towel rail, wood effect flooring, UPVC double glazed window to rear aspect

Outside

The property is approached via a shingle driveway, which provides off-road parking and leads to the main entrance door.

The generous rear garden is mainly laid mainly to lawn with a paved patio seating area, a side gate gives access to the the front.

Location

Swaffham is an historic market town, located approximately 30 miles from the Cathedral City of Norwich, 16 miles from King's Lynn, 17 miles from both Sandringham and Thetford Forest and 28 miles from the coastal town of Hunstanton. The beautiful Norfolk Broads are also only about an hour away. Swaffham boasts ample free parking within the town and has a small, social history museum, many public houses, restaurants and cafes, together with supermarket facilities and smaller shops. Within the town there are schooling facilities for all ages and sport and leisure facilities. Swaffham market is held every Saturday and has stalls including fresh meat, fruit & vegetables, cheeses, eggs, housewares, confectionery, tools and plants. There are direct train links to Cambridge and London Kings Cross from nearby Downham 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.



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Pleasant Row, Swaffham

- NO ONWARD CHAIN!
- Beautiful 1 bedroom end-terraced bungalow
- Presented in excellent condition throughout
- Rear facing lounge/dining room
- UPVC double glazed windows and gas fired central heating
- Off-road parking for three vehicles
- Fully enclosed rear garden

Tenure: Freehold EPC Rating: C

Council Tax Band: A

offers in excess of

£150,000



directions to this property:

From the William H Brown Swaffham office, pass Morrisons and at the traffic lights, turn right and continue to the mini round-a-bout. Take the first exit onto London Street and proceed to the next mini round-a-bout. Continue straight over and just before reaching the junction for Watton Road turn left on to Pleasant Row, the property will be found on the right hand side at the end of the cul-de-sac.



Please note the marker reflects the postcode not the actual property

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Property Ref:
SFM111055 - 0002

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