



Montagu Close, Swaffham, PE37 7EQ

Offered Chain Free!

Two bedroom semi-detached bungalow conveniently situated with easy reach of Swaffham town centre. The property offers lounge/dining room, kitchen, garage, parking, gardens, gas central heating and UPVC double glazing.

Price £199,995 Freehold



tilled walls and floor, obscure glass UPVC double glazed window to side, radiator.

Outer Hallway

UPVC double glazed doors to each end, access to garage and kitchen.

Outside Front

Driveway leading to garage providing off-road parking, path to both front doors, shrubs and flowers to beds and borders, seating area laid to slate chippings, outside light.

Garage

16'5" (5m) x 8'0" (2.44m)

Up and over door to front, window to rear, personnel door to outer hallway.

Rear Garden

Mainly laid to artificial turf, paved patio seating area, flowers, shrubs and trees to beds and borders, wooden fence to perimeter.

Agent's Note

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

- Two Bedroom Semi-Detached Bungalow
- Lounge/Dining Room
- Gardens, Parking and Garage
- Energy Efficiency Rating TBC
- Gas Central Heating and UPVC Double Glazing
- Offered 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 center, Longsons are delighted to bring to the market this two bedroom semi-detached bungalow. On the market with no onward chain the property offers lounge/dining room, kitchen, gardens, parking, garage, UPVC double glazing and gas central heating.

Briefly the property offers entrance hall, cloakroom, lounge/dining room, kitchen, inner hall, shower room, two bedrooms, outer hallway, garage, off-road parking, gardens, 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

UPVC double glazed entrance door to front.

Cloakroom

Hand wash basin fitted within cabinet with tiled splashback, WC, obscure glass UPVC double glazed window to front, radiator.

Lounge/Dining Room
19'9" (6.02m) x 10'4" (3.15m)

Feature fireplace with electric fire, UPVC double glazed bow window to front, two radiators.

Kitchen

9'8" (2.95m) x 7'9" (2.36m)

Range of kitchen units to walls and floor, worksurface over, stainless steel one and a half sink unit with mixer tap and drainer, tiled splashbacks, integrated electric oven with electric hob over, space for washing machine, space for under counter fridge, tiles to floor, wall mounted gas boiler, UPVC double glazed window to side, radiator, door leading to outer hallway.

Inner Hall

Loft access, storage cupboard.

Bedroom One

11'8" (3.56m) x 9'0" (2.74m)

UPVC double glazed window to rear, radiator.

Bedroom Two

9'2" (2.79m) x 9'2" (2.79m)

Two UPVC double glazed windows to rear, radiator.

Shower Room

Double shower cubicle, hand wash basin fitted within cabinet, WC, fully

