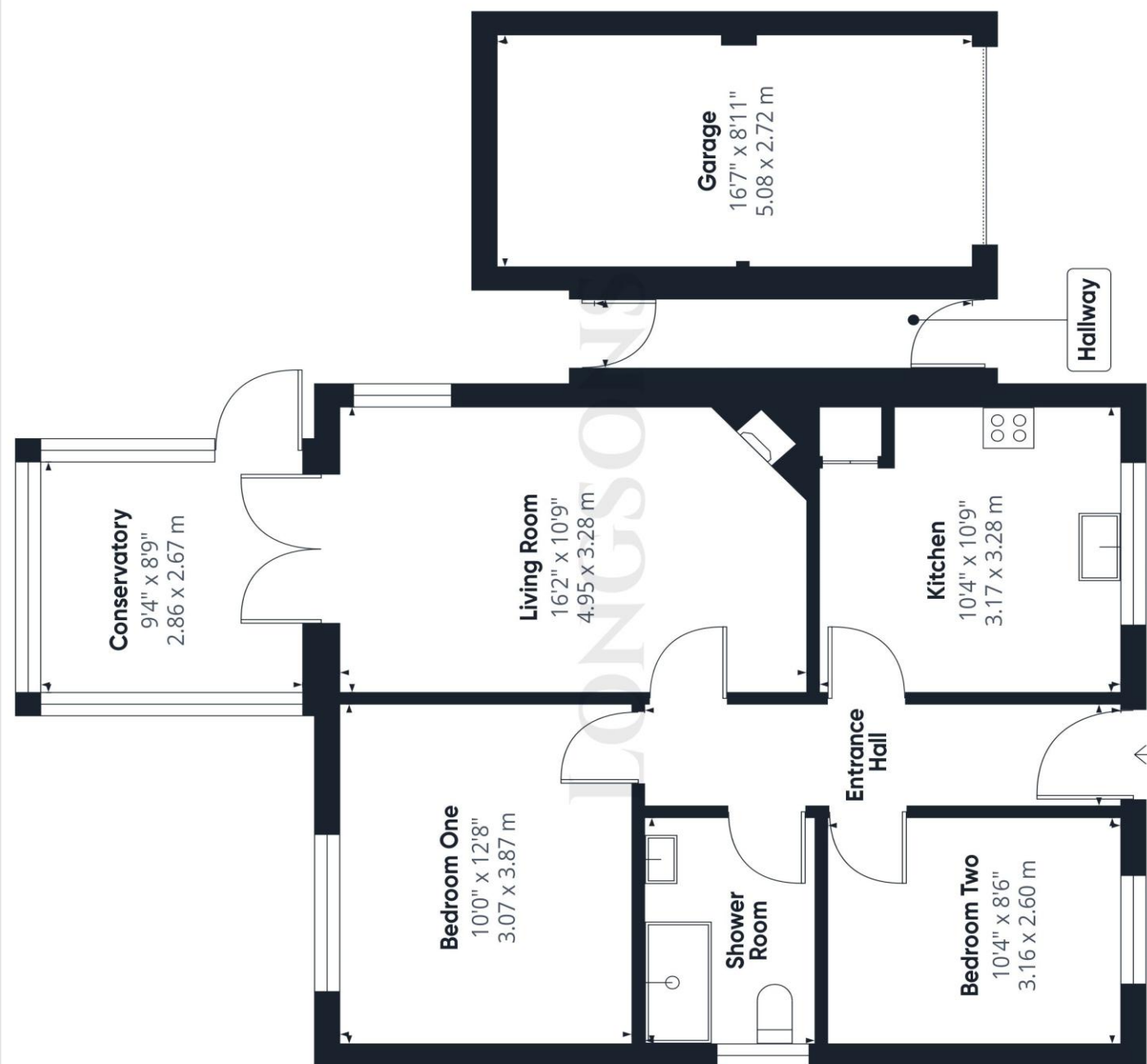




Filby Road, Swaffham, PE37 7SA

Longsons are pleased to offer this two bedroom Link-Detached bungalow situated in the popular Filby Road area of Swaffham. The property boasts garage, conservatory, parking, gardens, gas central heating and UPVC double glazing. Available Chain Free!

Price £190,000 Freehold



Situated in the popular Filby Road area of Swaffham, Longsons are delighted to bring to the market this two bedroom Link-Detached bungalow. The property boasts garage, conservatory, gardens, parking, gas central heating and UPVC double glazing.

Briefly the property offers entrance hall, living room, conservatory, kitchen, two bedrooms, bathroom, garage, gardens, parking, gas central heating and UPVC double glazing.

SWAFFHAM
Kings Lynn approx 15 miles, Downham Market approx 15 miles, Norwich approx 30 miles.
Swaffham is a popular Norfolk market town with a good selection of shops, pubs and restaurants, social clubs, sports clubs and a popular 18 hole golf club. 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, Downham Market approx 15 miles and approx 30 miles to the city of Norwich, all of which have rail links to London. Swaffham has an excellent bus service to local villages and surrounding towns and cities.

Entrance Hall
UPVC double glazed entrance door to front, loft access, radiator.

Living Room
16'4" (4.98m) x 10'9" (3.28m)
UPVC double glazed French doors opening to conservatory, UPVC double glazed window to side, two radiators.

Conservatory
13'5" (4.09m) x 11'6" (3.51m)
UPVC double glazed conservatory, entrance door to side, tiles to floor, electric power and lights, radiator.

Kitchen
10'9" (3.28m) x 10'5" (3.18m)
Fitted kitchen units to wall and floor, work surface over, composite one and half bowl sink unit with mixer tap and drainer, integral electric oven with ceramic hob and extractor hood over, space and plumbing for washing machine, space for under counter fridge, built in cupboard housing hot water cylinder, tiled splashback, UPVC double glazed window to front, tiles to floor, radiator.

Bedroom One
12'9" (3.89m) x 10'1" (3.07m)
UPVC double glazed window to rear, radiator.

Bedroom Two
10'5" (3.18m) x 8'7" (2.62m)
Fitted wardrobe, UPVC double glazed window to front, radiator.

Shower Room
Walk in shower, wash basin, WC, tiled splashback, obscure glass UPVC double glazed window to side, extractor fan, radiator.

Garage
16'8" (5.08m) x 8'11" (2.72m)
Up and over main door to front, electric power and lights.

Outside Front
Front garden laid to lawn, driveway to garage laid to shingle, path to front door laid to block pavia, shrubs and plants to borders, gated access to rear garden.

Rear Garden
Rear garden laid to lawn, paved patio seating area, wooden garden shed, shrubs and plants to borders, wooden fence to perimeter, gated access to front.

Agent's Note
EPC rating C70 (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.

- Link-detached Bungalow
- Two Bedrooms
- Conservatory and Gardens
- Energy Efficiency Rating C70
- Garage and Off-road Parking
- Chain Free!

