



Montagu Close, Swaffham, PE37 7EQ

welcome to

Montagu Close, Swaffham

Don't miss out on this lovely 2 bedroom mid-terraced home, located within walking distance of Swaffham town centre. Boasting a modern kitchen with integrated appliances, contemporary family bathroom, conservatory, two allocated parking spaces, front and rear gardens, gas central heating and more!



Accommodation

Part glazed external entrance door opening to:

Entrance Hall

Storage cupboard, tiled floor, radiator, doors to the lounge and kitchen

Kitchen

8' 11" x 6' 7" (2.72m x 2.01m)

A range of wall and floor mounted fitted kitchen units with work surfaces over, inset stainless steel sink and drainer with mixer tap over, tiled splash backs and surrounds, built-in electric oven with gas hob and cooker hood over, space and plumbing for a washing machine, space for a fridge-freezer, wall mounted gas fired central heating boiler, radiator, tiled flooring, UPVC double glazed window to the front aspect.

Lounge

15' 1" x 12' 9" max (4.60m x 3.89m max)

Feature fireplace with decorative surround, radiator, television and telephone points, carpet flooring, staircase rising to the first floor landing, UPVC double glazed window to the rear aspect, door opening to:

Conservatory

11' 1" x 7' 6" (3.38m x 2.29m)

Of UPVC double glazed construction with laminate flooring, power sockets and UPVC double glazed doors opening to the garden.

First Floor Landing

Carpet flooring, loft access, doors opening to both bedrooms and the bathroom

Bedroom 1

12' 8" x 8' 1" (3.86m x 2.46m)

Radiator, carpet flooring, two UPVC double glazed windows to front aspect.

Bedroom 2

12' 9" x 7' 6" (3.89m x 2.29m)

Radiator, carpet flooring, two UPVC double glazed

windows to rear aspect.

Bathroom

Suite comprising low level w.c, wall mounted hand wash basin, fitted bathroom cabinet, panelled bath with mixer tap, tile effect flooring, radiator, extractor fan.

Outside

The front garden is laid to gravelled and well stocked with potted plants, a paved walkway leads to the front entrance door.

The well-stocked rear garden is fully enclosed and has a patio seating area, along with a timber garden storage shed. Gated access is available to the rear, this leads to the off-road parking area.

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 band will be reviewed and may be subject to change.



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welcome to

Montagu Close, Swaffham

- 2 Bedroom terrace home
- Lounge with feature fireplace
- Modern fitted kitchen with conservatory
- Front and rear gardens
- UPVC Double glazed windows throughout

Tenure: Freehold EPC Rating: C

Council Tax Band: A

offers in excess of

£180,000

directions to this property:

From Swaffham town centre take London Street south out of town and turn left into Watton Road signposted South Pickenham. Turn left into The Oaklands. Follow the road to the end and turn left and then first right into Montagu Close. Follow Montagu Close to the 'T' junction at the end where the property can be found almost facing you clearly marked by our 'For Sale' board.



Please note the marker reflects the postcode not the actual property

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Property Ref:
SFM111224 - 0002

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