



**London Street, Swaffham, PE37 7DJ**

**welcome to**

## **London Street, Swaffham**

>> CHAIN FREE! A charming 2 bedroom cottage, located in a non-estate position in the heart of the historic market town of Swaffham. Boasting a modern fitted kitchen, cosy lounge with inset wood burner, 4-piece bathroom suite, beautiful enclosed rear garden and more!!



**Accommodation:**

Composite entrance door

**Lounge**

14' 1" Max x 10' Max ( 4.29m Max x 3.05m Max )

Feature fire place with inset wood burning stove with brick surround and timber mantle-piece, carpet flooring, radiator, television point, UPVC double glazed window to front aspect.

**Kitchen**

12' 4" Max x 10' Max ( 3.76m Max x 3.05m Max )

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, integrated electric oven with gas hob, space for washing machine, tiled flooring, radiator, UPVC double glazed window to the rear aspect, UPVC part glazed door opening to the rear garden.

**First Floor Landing**

Carpet flooring, doors opening to bedroom one and the family bathroom, staircase rising to top floor bedroom.

**Bedroom 1**

14' 1" x 10' Max ( 4.29m x 3.05m Max )

Cast iron feature fireplace, carpet flooring, radiator, UPVC double glazed window overlooking front aspect.

**Bathroom**

10' Max x 6' 1" ( 3.05m Max x 1.85m )

Beautiful four piece bathroom suite comprising low level w.c, hand wash basin with vanity storage unit under, panelled bath with central mixer tap, shower cubicle with mains connected shower, spotlights, UPVC double glazed obscure glass windows overlooking the rear aspect.

**Top Floor Bedroom**

16' 5" Max x 10' Max ( 5.00m Max x 3.05m Max )

Fitted storage wardrobe, carpet flooring, radiator, television point, UPVC double glazed window overlooking the rear and side aspects.

**Outside**

Fully enclosed rear garden with covered patio seating area, paved pathways throughout to the bottom of the garden with a stone and gravelled sections and interspersed with flowers and plants, a further seating area is located at the bottom of the garden to allow the occupants to enjoy the attractive feature walls and beautiful scenery.

**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 is also on an excellent bus route. There is 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, sport and leisure facilities and on the outskirts, a popular golf club. 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.

**directions to this property:**

From the William H Brown Swaffham office, proceed along L Street, pass Morrisons Daily and at the traffic lights, turn right. Continue towards the mini round-a-bout and bear left, where the property will be found on the right hand side.



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## London Street, Swaffham

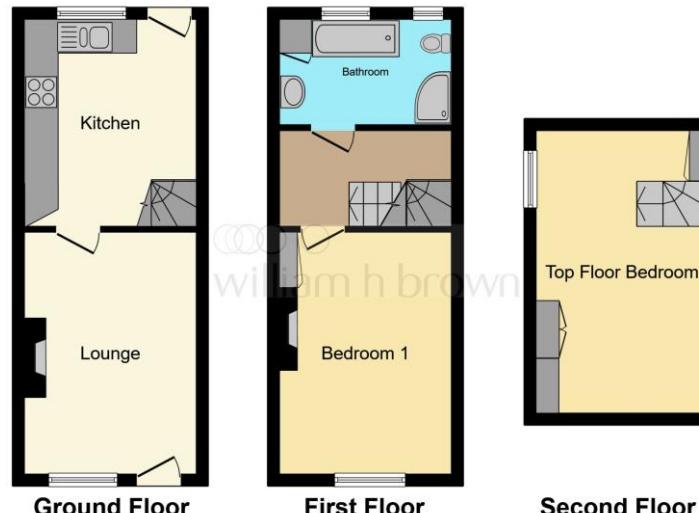
- Very well presented characterful 2 double bedroom cottage
- Close proximity to Swaffham town centre and amenities
- Beautiful rear garden, fully enclosed with covered seating area
- Retained character features with modern touches
- Lounge with feature brick fireplace and wood burner

Tenure: Freehold EPC Rating: C

Council Tax Band: A

offers in excess of

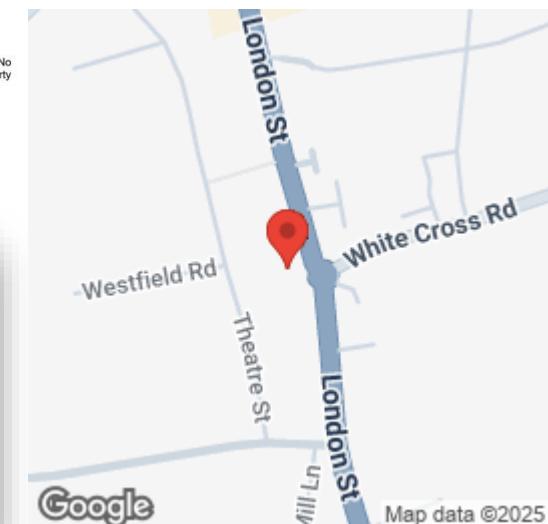
**£170,000**



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed; they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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Please note the marker reflects the postcode not the actual property



Property Ref:  
SFM107659 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

 william h brown



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