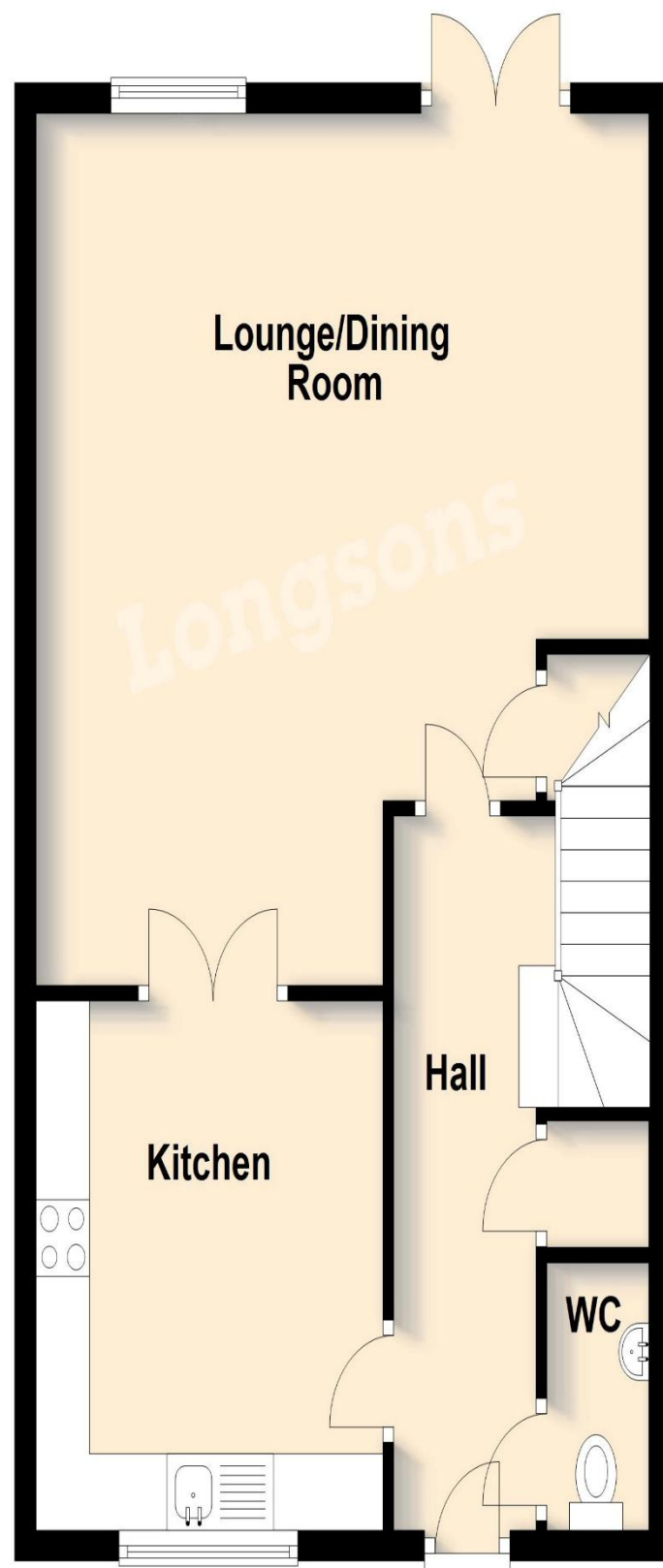
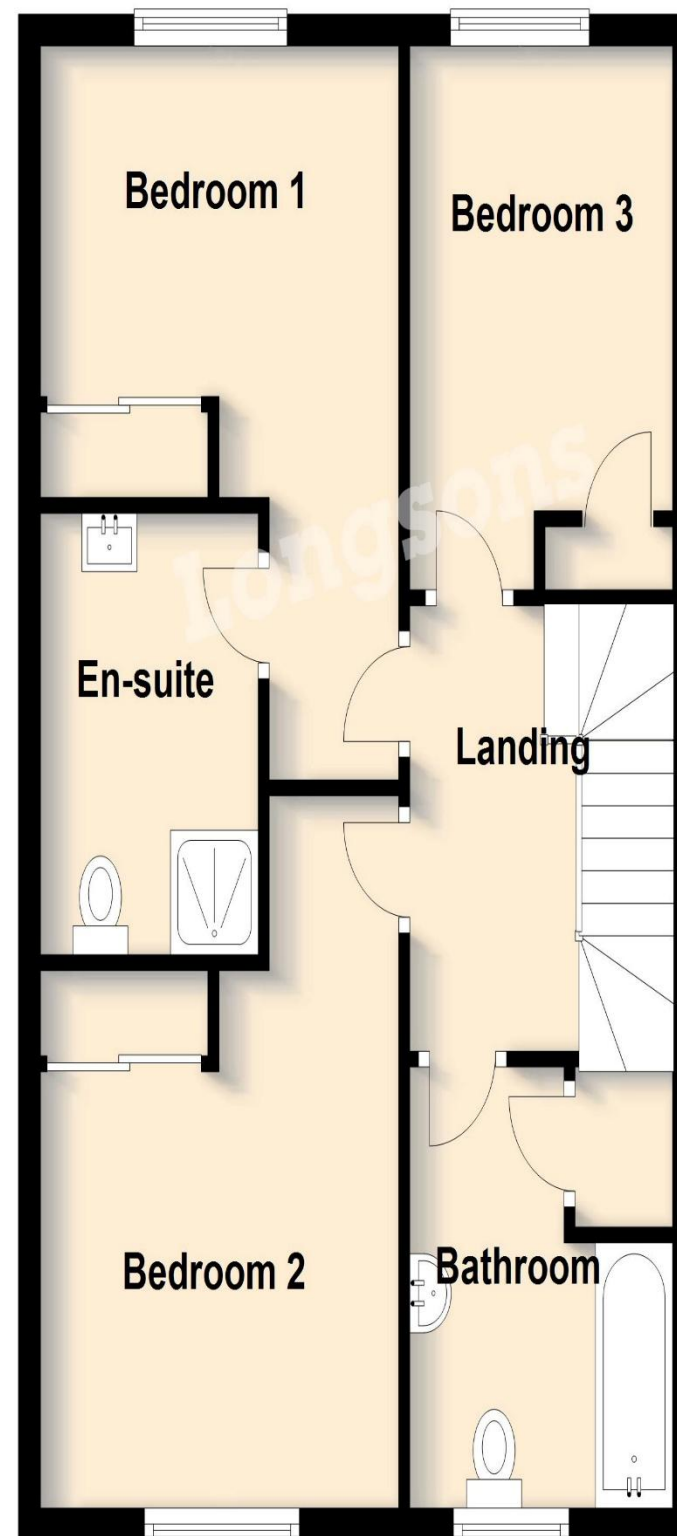


Ground Floor



First Floor



21a Lynn Road, Swaffham, PE37 7AY

Well presented, modern, spacious 3 bedroom mid terraced house situated within easy reach of Swaffham town centre. The property boasts an en-suite shower room, cloakroom with WC, modern kitchen and bathrooms, spacious lounge/dining room, off road parking for 2 vehicles and gas central heating.

Price £1,200 pcm To Let

18 High Street Watton Thetford Norfolk IP25 6AE
Tel: 01953 883474 | Email: watton@longsons.co.uk
<https://www.longsons.co.uk>

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Bedroom 2
10'9" (3.28m) Max x 8'11" (2.72m) To Wardrobe

Built in wardrobe, UPVC double glazed window to front, radiator.

Bedroom 3
9'0" (2.74m) To Wardrobe x 7'10" (2.39m)

Built in wardrobe, UPVC double glazed window to rear, radiator.

Bathroom

Bathroom suite comprising bath with shower over and shower screen, wash basin, WC, built in heated airing cupboard, heated towel radiator, tiled splashback, tiles to floor, extractor fan, obscure glass UPVC double glazed window to front, radiator.

Outside Front

Off road parking for two cars with CCTV.

Rear Garden

Enclosed rear garden laid to lawn, paved patio seating area, wooden garden shed, gated access to rear,

garden wall and wooden fence to perimeter.

All photographs are provided for guidance only.

- Available Immediately!
- Well Presented
- Spacious
- Modern Mid-terrace
- Three Bedrooms
- En-suite Shower Room
- Garden
- Parking With CCTV

Situated within easy reach of Swaffham town centre, Longsons are delighted to bring to the rental market this very well presented, modern three bedroom mid terraced house. This superb, spacious property boasts an en-suite shower room, cloakroom with WC, modern kitchen and bathrooms, spacious lounge/dining room, garden, off road parking for two vehicles with installed CCTV, UPVC double glazing and gas central heating.

Available Immediately!

AGENT NOTE
Photographs used are from previous tenancy, decor, floor coverings and garden may not reflect the current condition

Briefly, the property offers entrance hall, lounge/dining room, kitchen, cloakroom with WC, 3 bedrooms, en-suite shower room to bedroom 1, bathroom, rear gardens, off road parking for 2 vehicles with installed CCTV, gas central heating and UPC double glazing.

SWAFFHAM
Swaffham is a popular Norfolk market town with a good selection of shops, pubs and restaurants. 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 and approx 30 miles to the city of Norwich, with excellent bus services to local villages and surrounding towns and cities.

Entrance Hall
Composite entrance door to front, built in cupboard housing hot water cylinder, stairs to first floor, radiator

Lounge/Dining Room
19'0" (5.79m) Max x 18'9" (5.72m) Max
UPV double glazed French doors opening to rear garden, built in under stairs storage cupboard, UPVC double glazed window to rear, radiator.

Kitchen
11'5" (3.48m) x 10'7" (3.23m)

Fitted kitchen units to wall and floor, worksurface over, stainless steel sink unit with mixer tap and drainer, electric oven with extractor hood over, space and plumbing for washing machine, wall mounted gas central heating boiler, UPVC double glazed window to front, tiled splashback, tiles to floor, space for tall upright fridge/freezer, radiator.

Cloakroom
Wash basin, WC, tiled splashback, tiles to floor, extractor fan, radiator.

Stairs & Landing
Loft access, radiator.

Bedroom 1
10'10" (3.3m) Max x 9'6" (2.9m) To Wardrobe
Built in wardrobe, UPVC double glazed window to rear, radiator, door to en-suite shower room.

En-Suite Shower Room
Shower cubicle, wash basin, WC, heated towel radiator, tiled splashback, tiled floor, extractor fan, radiator.

