





Watton Road, Swaffham, PE37 7EJ

william h brown

welcome to

Watton Road, Swaffham

>>TRADITIONAL AUCTION!! A spacious 3 bedroom end-terraced house on the edge of Swaffham town centre with huge potential and boasting a fitted kitchen/breakfast room, lounge with inset wood burning stove, dining room, enclosed rear garden, driveway, and much more!!













Accommodation
Part glazed entrance door opening to:

Entrance Hall
Staircase rising to first floor landing, carpet flooring, door opening to the kitchen and further door opening to:

Lounge
Feature fireplace with inset wood burning stove, carpet flooring, storage heater, television point, double glazed window to the front aspect.

Dining Room
Carpet flooring, storage heater, internal window to the rear aspect

Kitchen / Breakfast Room
A range of floor and wall mounted kitchen units with work surfaces over, inset sink and drainer with mixer tap over, built-in electric eye-level double oven, space for an electric cooker, wall mounted cooker hood, space and plumbing for a washing machine, inset ceiling spotlights, breakfast bar, storage heater, internal window and part glazed door opening to the garden room.

Ground Floor W.C and Utility
Comprising low level w.c, partition wall to the utility space with power sockets and double glazed window to the side aspect.

Garden Room
Tiled flooring, power sockets, door opening to the garden.

First Floor Landing
Carpet flooring, loft access doors opening to bedrooms 1, 2 and the family bathroom

Bedroom 1
Built-in wardrobes with matching bedroom furniture, carpet flooring, storage heating, two double glazed windows to the front aspect.

Bedroom 2
Feature cast iron fireplace, carpet flooring, fitted wardrobes, double glazed window to the rear aspect.

Bedroom 3
Fitted wardrobes, carpet flooring, double glazed window to the rear.

Bathroom
Suite comprising low level w.c, hand wash basin, panelled bath with mixer tap and tiled walls behind, double glazed window to the side aspect.

Outside
The front garden is well stocked with a selection potted plants and shrubs, a dwarf wall and iron rail fence are set to the borders, a walkway leads to the front entrance door.

The fully enclose rear garden is partly laid to lawn with a paved patio seating area and interspersed with a selection of plants and shrubs, a greenhouse and timber garden shed are housed in the garden.

A driveway to the side provides off-road parking.

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 hours' drive 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, 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 C.

Please note that once a sale takes place, the Council Tax band will be reviewed and may be subject to change.

Agents Note
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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welcome to

Watton Road, Swaffham

- GUIDE PRICE £120,000
- Being sold by Traditional Auction on Tuesday 17th November 2026
- Spacious 3 bedroom end-terraced house
- Lounge with feature fireplace and open to the dining room
- Fitted kitchen/breakfast room

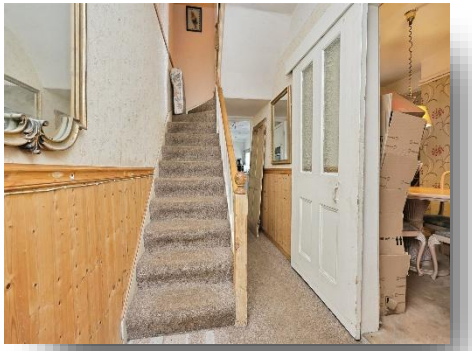
Tenure: Freehold EPC Rating: F
Council Tax Band: C

guide price

£120,000







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directions to this property:

Leave the town centre along London Street, towards the high school. Continue past the turning right to Haspalls Road, and then turn almost immediately left into Watton Road. Follow down and you will find the property on your left hand side indicated with our for sale board.



Please note the marker reflects the postcode not the actual property

The Property Ombudsman

Property Ref:
SFM111283 - 0004

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.

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