



Princes Street, Swaffham, PE37 7BX

welcome to

Princes Street, Swaffham

>> NO ONWARD CHAIN!! A lovely 3 bedroom detached home, situated within the Swaffham town area and just a stones throw from the amenities that this historic market town have to offer. Benefiting from a side-by-side off road parking, a ground floor shower room, an en suite bathroom and much more!



Accommodation:

Part glazed entrance door opening to:

Lobby / Utility

Wall mounted storage cupboards, space and plumbing for a washing machine and space for a tumble dryer with work surfaces over, radiator and tiled flooring.

Lounge

Feature fireplace with inset 'live flame' gas fire and decorative brick surround, radiator, television point, carpet flooring, staircase leading to the first floor landing, under stairs storage cupboard, UPVC double glazed window to the front aspect.

Kitchen

A range of wall and floor mounted shaker style fitted kitchen units with work surfaces over, inset sink and drainer with swan-neck mixer tap over, tiled splash backs and surrounds, integrated electric double oven, gas hob with cooker hood over, integrated fridge/freezer, radiator, ceiling spotlights, wood effect flooring, UPVC double glazed window to the side aspect, UPVC double glazed door opening to the garden and further internal doors opening to:

Dining Room

Radiator, carpet flooring, UPVC double glazed window to the garden.

Shower Room

Suite comprising low level w.c, pedestal hand wash basin, double shower cubicle mains connected shower, part tiled walls, fitted bathroom mirror, heated towel rail, tiled flooring, extractor fan.

First Floor Landing

Carpet flooring, doors opening to all three bedrooms

Bedroom 1

Built-in storage wardrobes, radiator, carpet flooring, UPVC double glazed window to the front aspect.

En Suite Bathroom

Modern bathroom suite comprising low level w.c, vanity hand wash basin with storage under, corner bath with mixer taps over, shower boarded walls, heated towel rail, mirrored bathroom cabinet, tiled flooring, fitted wall mounted television, roof window with fitted blinds.

Bedroom 2

Radiator, carpet flooring, UPVC double glazed window to the rear aspect.

Bedroom 3

Radiator, carpet flooring, UPVC double glazed window to the side aspect.

Shower Room

Walk in shower cubicle with wall mounted shower attachment.

Outside

Low maintenance paved frontage providing side-by-side off road parking, gated access to rear.

Enclosed rear courtyard style garden laid, paved patio seating area, outside tap, security lighting, completely private, timber storage shed.

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 B.

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



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welcome to

Princes Street, Swaffham

- Spacious 3 bedroom detached home
- Presented in very good condition throughout
- Contemporary fitted kitchen with integrated appliances
- Modern fitted en suite bathroom & ground floor shower room
- Low maintenance front & rear gardens

Tenure: Freehold EPC Rating: D

Council Tax Band: B

£240,000



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directions to this property:

From the William H Brown Swaffham office, proceed along Lynn Street past Morrisons Daily and at the traffic lights, turn right and continue to the mini round-a-bout. Proceed straight over, taking Cley Road to the side of the White Hart public house and take the first right hand turn onto Whitsands Road. Continue along and take the left hand turn onto Princes Street. Proceed past King Street and the property will be found on the right hand side, identified by our William H Brown "For Sale" board.



Please note the marker reflects the postcode not the actual property



Property Ref:
SFM110889 - 0006

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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