



Princes Street, Swaffham, PE37 7BP

welcome to

Princes Street, Swaffham

>> NO ONWARD CHAIN!! Offering huge potential is this 3/4 bedroom detached bungalow, set on a generous plot within walking distance of Swaffham town centre amenities and facilities. Benefitting from a driveway and garage, together with 2/3 reception rooms and much more!



Accommodation:

Recessed porch with UPVC part double glazed external entrance door opening to:

Entrance Hall

Radiator, loft access, doors opening to the kitchen, family bathroom and bedrooms 1, 2 & 3, a further door opening to:

Lounge

11' 7" x 11' 6" narrowing to 9' 10" (5.36m x 3.51m narrowing to 3.00m)

Feature fireplace with decorative surround and hearth, radiator, television point, carpet flooring, dual aspect UPVC double glazed windows to the front and side.

Dining Room

14' x 9' 10" (4.27m x 3.00m)

Radiator, UPVC double glazed window to side aspect, internal doors from the lounge and hallway

Kitchen

11' 7" x 7' 5" (3.53m x 2.26m)

A range of wall and floor mounted fitted kitchen units with work surfaces over, inset stainless steel sink and drainer, tiled splash backs and surrounds, space for electric cooker with extractor fan, radiator, vinyl flooring, UPVC double glazed window to the rear aspect.

Utility Room

14' x 5' 3" (4.27m x 1.60m)

Red tiled flooring, fitted kitchen unit with inset stainless steel sink and drainer with storage under, UPVC double glazed window to side aspect.

Rear Looby

Part glazed door opening to the garden

Bedroom 1

11' 7" x 8' (3.53m x 2.44m)

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

Bedroom 2

11' 8" x 8' (3.56m x 2.44m)

Built-in corner wardrobe unit, radiator, carpet flooring, UPVC double glazed window to the front aspect.

Bedroom 3

9' 10" x 9' 10" (3.00m x 3.00m)

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

Bedroom 4

10' 5" x 7' 4" (3.17m x 2.24m)

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

Bathroom

Four piece suite comprising back to wall w.c, vanity unit with inset hand wash basin and storage under, bidet, walk-in bath with mains connected shower, part tiled walls, fitted bathroom mirror, radiator, tiled flooring, UPVC double glazed window to the rear aspect.

Outside

To the front of the property, a gate from the road opens into a generous, enclosed garden area with various well-established plants and shrub beds with a pathway leading to the recessed entrance porch. The garden is open around both sides of the bungalow to the rear. A driveway provides off-road parking and leads to the front of the detached garage.

The rear garden is generous in size and a blank canvass, a patio seating area is located outside the rear lobby.

Garage

Up and over door to the front aspect.

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 C.

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

directions to this property:

From the William H Brown Swaffham office, proceed along Lynn Street past McColls 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.



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welcome to

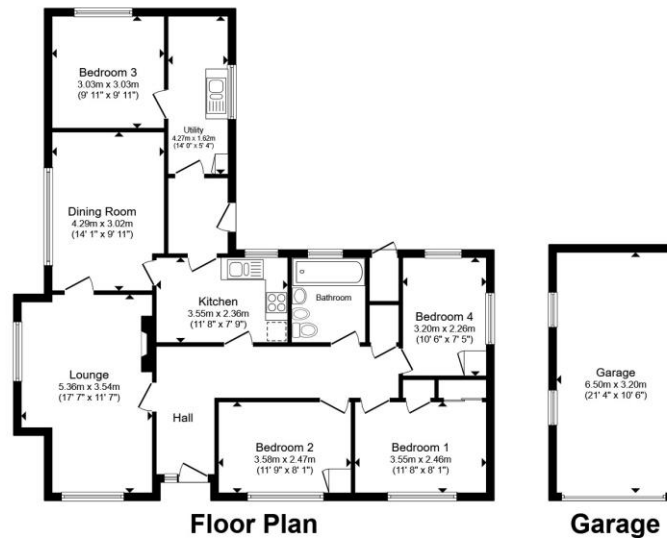
Princes Street, Swaffham

- Spacious 3/4 Bedroom detached bungalow
- Opportunity to update and modernise
- 2/3 receptions rooms
- Four-piece bathroom suite
- Large plot with well stocked garden

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

offers in excess of

£270,000



Total floor area 128.2 m² (1,380 sq.ft.) approx

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.propertybox.io



Please note the marker reflects the postcode not the actual property

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Property Ref:
SFM110623 - 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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