



**Lynn Road, Swaffham, PE37 7AY**

**welcome to**

**Lynn Road, Swaffham**

MOVE STRAIGHT IN!!>> Newly renovated 2 bedroom mid terrace property on the edge of bustling market town of Swaffham. Benefiting from new and modern fitted kitchen, new fully fitted ground floor shower room, enclosed rear garden and much more!!



**Accommodation:**

Composite part glazed door opening to:

**Lounge**

Wood flooring, radiator, television & telephone points, UPVC double glazed window to front aspect, internal door opening to:

**Dining Room**

Wood flooring, radiator, internal door opening to:

**Kitchen**

A range of floor and wall mounted kitchen units with work surfaces & upstands over, inset electric hob & oven with concealed cooker hood over and decorative splashback behind, inset sink and drainer with mixer tap over, washing machine and dishwasher, wood flooring, inset ceiling spotlights, UPVC part glazed door opening to the rear garden and an internal door opening to:

**Ground Floor Shower Room**

suite comprising low level w.c., vanity hand wash basin with storage under, tiled splashbacks, walk in sliding door shower cubicle with mains powered shower and fully tiled walls behind, tiled flooring, under floor heating, wall mounted heated towel rail.

**First Floor Landing**

carpet flooring, internal doors opening to bedrooms.

**Bedroom 1**

Carpet flooring, radiator, UPVC double glazed window to the rear aspect.

**Bedroom 2**

Carpet flooring, radiator, UPVC double glazed window to the rear aspect.

**Outside**

The enclosed rear garden is laid mainly to lawn with a patio seating area. A timber gate allows access to the rear walkway. Outside the rear garden gate is space for a garden 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 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 and sport and leisure facilities. Swaffham market is held every Saturday and has stalls including fresh meat & 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.



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welcome to

## Lynn Road, Swaffham

- 2 Bedroom mid- terrace property
- Recently installed modern kitchen with dishwasher
- New modern fitted ground floor shower room with under floor heating
- Recently renovated throughout
- Enclosed rear garden

Tenure: Freehold EPC Rating: D

Council Tax Band: A

# £160,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
SFM111003 - 0003

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