



**Lancaster Road, Swaffham, PE37 8GY**

**welcome to**

## **Lancaster Road, Swaffham**

>> 50% SHARED OWNERSHIP!! A well presented 2 bedroom semi-detached modern home, located within this popular development on the edge of Swaffham, built by in 2023. The property boasts a modern fitted kitchen, ground floor cloakroom, fully enclosed rear garden and driveway off road parking!



## **Accommodation**

Composite external entrance door with and security light leads into:

### **Entrance Hall**

Staircase rising to the first floor landing, radiator, carpet flooring, door opening to:

### **Ground Floor Cloakroom W.C**

Suite comprising low level w.c, hand wash basin with tiled splashbacks, radiator, UPVC double glazed window to the front.

### **Kitchen/Diner**

A range of wall and floor mounted fitted kitchen units with work surfaces over, inset one and a half bowl stainless steel sink unit with mixer tap over, fitted electric oven with chrome splashbacks, gas hob with cooker hood over, plumbing for washing machine, space for fridge-freezer, gas central heating boiler, radiator, space for a dining table, UPVC double glazed window to the rear aspect and UPVC French style doors opening to the rear garden.

### **Lounge**

Radiator, television point, telephone point, carpet flooring, understairs storage upboard, UPVC double glazed window to the front aspect.

### **First Floor Landing**

Loft access, carpet flooring, UPVC double glazed window to the side aspect, door opening to:

### **Bedroom 1**

Radiator, television point, carpet flooring, UPVC double glazed window overlooking the front aspect.

### **Bedroom 2**

Radiator, television point, carpet flooring, UPVC double glazed window overlooking the rear aspect.

### **Bathroom**

Suite comprising low level w.c, hand wash basin with tiled splashbacks and surrounds, panelled bath with mixer taps and shower over, part tiled walls, radiator,

vinyl flooring, extractor fan, UPVC double glazed window to the side aspect.

## **Outside**

The front of the property is approached by a paved pathway that leads to the main entrance door and there are also shrubs planted to the front of the property, a brickweaved driveway provides side-by-side off-road parking

The rear garden is fully enclosed and mainly laid to lawn with a paved patio seating area. A side access gate gives access from the front

## **Location**

Swaffham is a 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 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.

## **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.



***view this property online*** [williamhbrown.co.uk/Property/SFM110839](http://williamhbrown.co.uk/Property/SFM110839)



welcome to

## Lancaster Road, Swaffham

- 50% SHARED OWNERSHIP
- 2 bedroom semi-detached house
- Modern fitted kitchen/diner & family bathroom
- Ground floor cloakroom W.C
- Gas fired central heating & UPVC double glazed windows

Tenure: Leasehold EPC Rating: B

Council Tax Band: B Service Charge: Ask Agent

Ground Rent: 354.92

This is a Leasehold property with details as follows; Term of Lease 125 years from 30 Sep 2022. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £110,000



view this property online [williamhbrown.co.uk/Property/SFM110839](http://williamhbrown.co.uk/Property/SFM110839)

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.



Property Ref:  
SFM110839 - 0003

### directions to this property:

From the William H Brown office continue to the traffic lights, follow onto Mangate Street and continue onto Norwich Road, turn left onto Pedlars Meadow, continue straight on Lancaster Road and take the fourth left hand turn, follow the road and the property can be found on the left hand side, identified by our William H Brown For Sale board.



Please note the marker reflects the postcode not the actual property

 william h brown



**01760 721655**



Swaffham@williamhbrown.co.uk



31-33 Market Place, SWAFFHAM, Norfolk, PE37 7LA



**williamhbrown.co.uk**