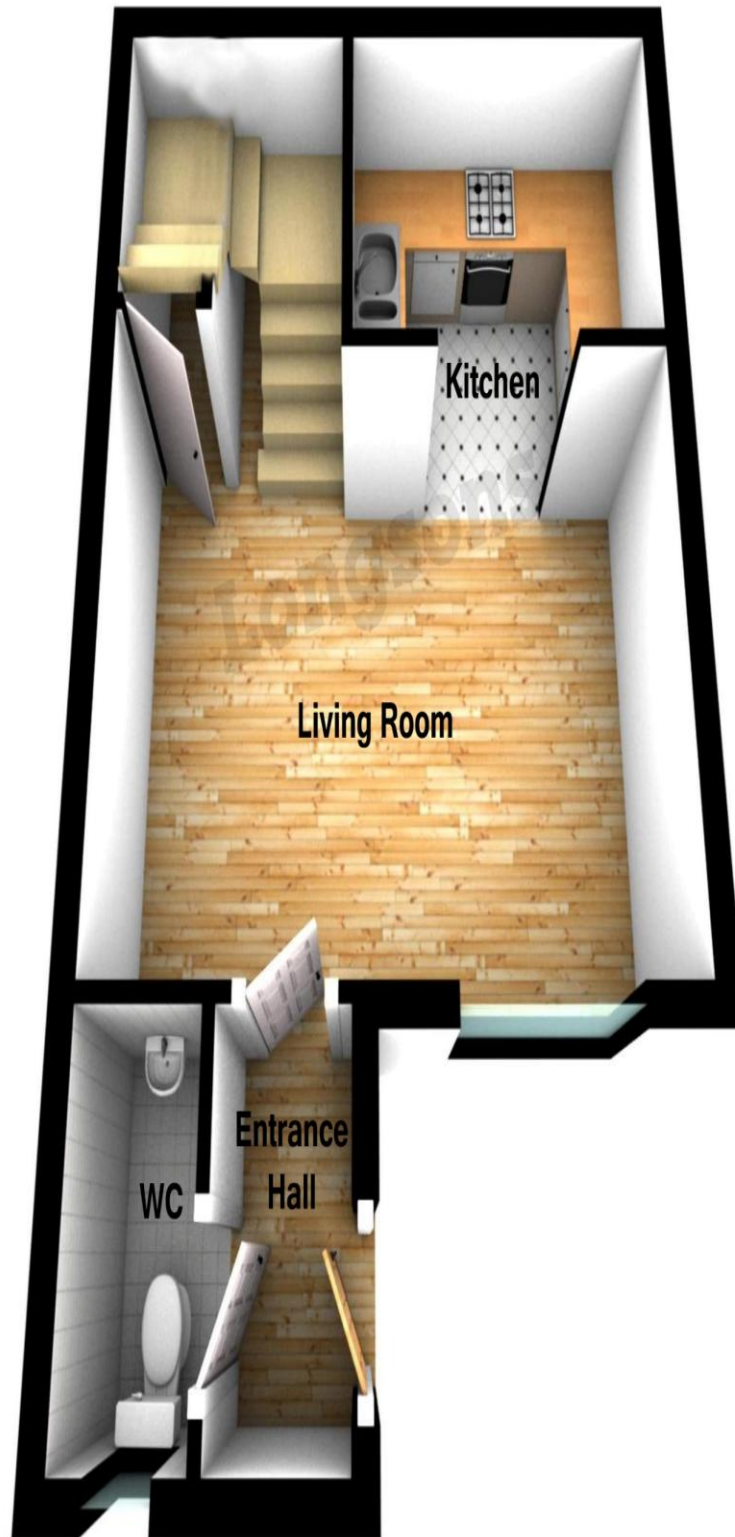
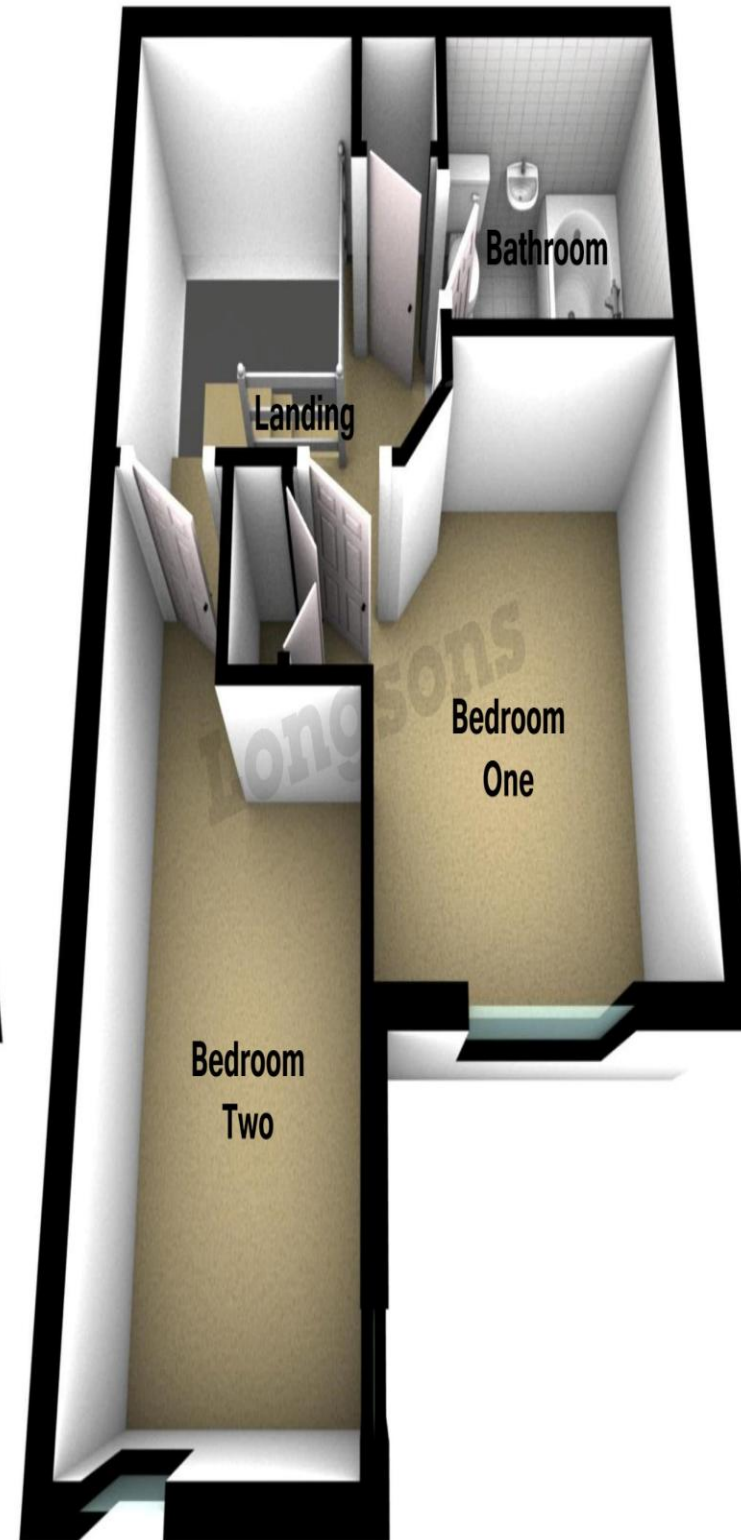


Ground Floor



First Floor



**13 Highfield Avenue, Swaffham, PE37 7PS**

Well presented, modern two bedroom terrace house situated in Swaffham. The property benefits include open plan living area, parking for two vehicles, modern bathroom and cloakroom, modern fitted kitchen with integrated utilities, gas central heating and double glazing.

**Price £795 pcm To Let**







### Bathroom

**6'4" (1.93m) x 5'7" (1.7m)**

White bathroom suite comprising - P shape bath with wall mounted shower over, wash basin, WC, shaver point, extractor fan, radiator.

### Outside

Driveway laid to tarmac and shingle with parking for two vehicles, small wooden decked seating area.

### Agents Note

EPC rating C76 (Full copy available on request)

Council tax band A (Own enquiries should be made via Breckland District Council)

All photographs are provided for guidance only.

- Well Presented
- Open Plan Living Room
- Parking for Two Vehicles
- Two Bedrooms
- Gas Central Heating
- Available Immediately!
- Energy Rating- C

AVAILABLE NOW! Well presented, modern two bedroom terrace house situated in Swaffham. The property benefits include open plan living area, parking for two vehicles, modern bathroom and cloakroom, modern fitted kitchen with integrated utilities, gas central heating and double glazing.

Available Unfurnished.

Sorry - No Smokers or pets.

AGENTS NOTE: The photographs show the property during tenancy, Please note, the condition and decor of the property may vary from the photographs.

### SWAFFHAM

Kings Lynn approx 15 miles, Downham Market approx 15 miles, Norwich approx 30 miles

Swaffham is a popular Norfolk market town with a good selection of shops, pubs and restaurants, social clubs, sports clubs and a popular 18 hole golf club..

The town is well catered for with a Waitrose and other supermarkets, an

excellent Saturday market, three doctors surgeries, free parking throughout the town and also primary, secondary and higher schools. There is easy access to the A47 with Kings Lynn approx 15 miles, Downham Market approx 15 miles, and approx 30 miles to the city of Norwich, all of which with rail links to London. Swaffham has an excellent bus services to local villages and surrounding towns and cities.

### Entrance Hall

Entrance door to side, wood effect laminate flooring, radiator.

### Cloakroom

Double glazed window to front, wash basin, WC, radiator.

### Living Room

**15'10" (4.83m) x 11'1" (3.38m)**

Double glazed window to front, wood effect laminate flooring, stairs to first floor, television point, radiator, opening through to kitchen.

### Kitchen

**9'0" (2.74m) x 5'8" (1.73m)**

Fitted with a range of wall and base level kitchen units with worksurface over, one and a half bowl sink unit with mixer tap and drainer, integral double oven with gas hob and extractor hood over, integral dish washer and washing machine, integral fridge/freezer.

### First Floor Landing

Cupboard housing hot water cylinder with shelving.

### Bedroom One

**10'0" (3.05m) Max x 8'10" (2.69m)**

Built in wardrobes, double glazed window to front, radiator.

### Bedroom Two

**10'3" (3.12m) x 6'10" (2.08m)**

Dual aspect glazing with double glazed window to front and side, radiator.

