



12 Whitsands Road, Swaffham, PE37 7BY

Charming two bedroom semi-detached period cottage built circa 1912, situated within walking distance of Swaffham town centre. With brick and flint frontage, the property offers: lounge, dining room, kitchen, ground floor bathroom, two bedrooms and courtyard garden.

Price £105,000 Freehold

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Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.

- Semi Detached
- Period Cottage
- Brick and Flint Facade
- Two Bedrooms
- Courtyard Garden
- CHAIN FREE

Two bedroom semi-detached period cottage with brick and flint facade to the front. This charming property was built circa 1912 and is situated within walking distance of Swaffham town centre.

Offered for sale CHAIN FREE.

The property offers: lounge, dining room, kitchen, ground floor bathroom, two bedrooms, courtyard garden and gas central heating.

Early viewing highly recommended.

SWAFFHAM
Swaffham is a popular Norfolk market town with a good selection of shops, pubs and restaurants. 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 and approx 30 miles to the city of Norwich, with excellent bus services to local villages and surrounding towns and cities.

Lounge
13'2" (4.01m) x 11'2" (3.4m)
Entrance door to front, open fire place with brickwork surround and tile hearth, wall lights, television point, wood effect laminate flooring, radiator, UPVC double glazed window to front.

Kitchen
9'0" (2.74m) x 6'10" (2.08m)
Fitted kitchen units to wall and floor, worksurface over, stainless steel sink unit with drainer, space and plumbing for washing machine, space for cooker, space for fridge/freezer, radiator, stairs to first floor, tiles to floor.

Dining Room
13'1" (3.99m) Irregular Shape x 8'7" (2.62m) Irregular Shape
Entrance door opening to garden, tiles to floor, radiator, window to rear.

Rear Lobby
Cupboard housing combi boiler, tiles to floor, door to bathroom.

Ground Floor Bathroom
Bathroom suite comprising: bath with mixer shower over, wash basin, WC, towel radiator, tiles to floor, window to rear.

First Floor Landing
Doors to bedrooms.

Bedroom One
12'4" (3.76m) x 10'1" (3.07m)
Feature cast iron fireplace, radiator, UPVC double glazed window to front.

Bedroom Two
8'10" (2.69m) x 8'2" (2.49m)
Storage cupboard, radiator, access to loft, window to rear.

Rear Garden
Rear garden laid to low maintenance shingle, outside light, wooden fence to perimeter, gated access to front.

