

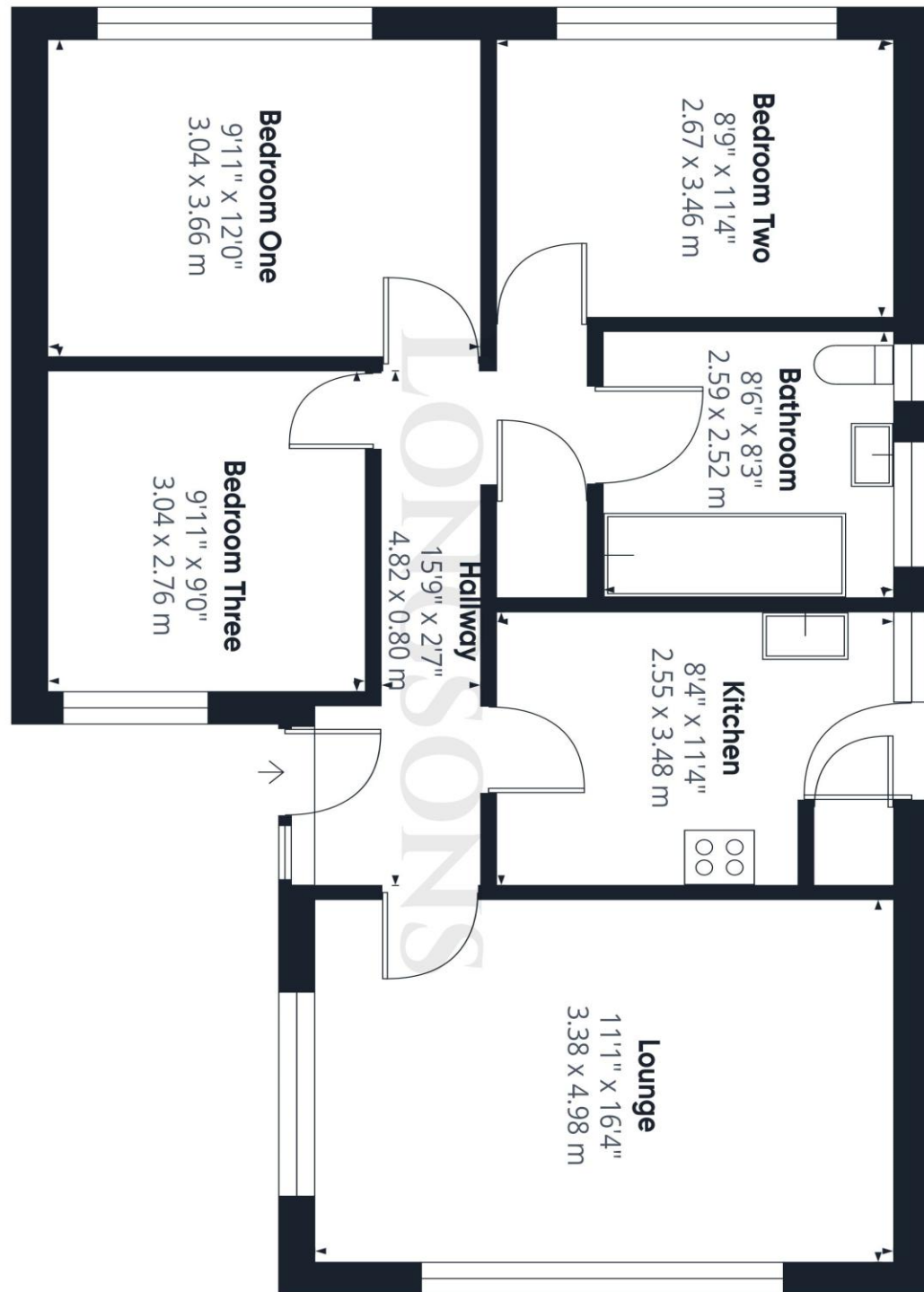


## 2 Oulton Close, Swaffham, PE37 7SG

Well presented and freshly decorated with new floor coverings throughout, detached three bedroom bungalow situated on a popular development in Swaffham. This fantastic property comes with garage, gardens, parking, gas central heating and UPVC double glazing. Available Now!

**Price £1,250 pcm To Let**

Fitzroy House 32 Market Place Swaffham Norfolk PE37 7QH  
Tel: 01760 721389 | Email: [info@longsons.co.uk](mailto:info@longsons.co.uk)  
<https://www.longsons.co.uk>



Approximate total area<sup>(1)</sup>  
746 ft<sup>2</sup>  
69.4 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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### Outside Front and Side

Generous front and side garden laid to lawn, shrubs and plants to beds and borders, driveway providing off road parking and access to garage, path to front door, gated access to rear garden, hedge to perimeter.

### Rear Garden

Enclosed rear garden laid to lawn, shrubs and plants to beds and borders, outside light, outside tap, wooden fence to perimeter, gated access to front.

- Detached Bungalow
- Three Bedrooms
- Front & Rear Gardens
- Garage & Driveway
- New Floor Coverings
- Gas Central Heating
- UPVC Double Glazing
- Available Immediately

All photographs are provided for guidance only.

Situated on a popular development in Swaffham, Longsons are delighted to bring to the market this well presented and freshly decorated with new floor coverings throughout, detached three bedroom bungalow. This fantastic property comes with garage, gardens, parking, gas central heating and UPVC double glazing.

Available Immediately!

Restrictions - non smokers.

Briefly, the property offers entrance hall, lounge, kitchen, three bedrooms, bathroom, garage, parking, gardens, gas central heating and UPVC double glazing.

### 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 surgery's, 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.

### Entrance Hall

UPVC double glazed entrance door to front, loft access, cupboard with shelving and housing gas central heating boiler, radiator.

### Lounge

**16'4" (4.98m) x 11'1" (3.38m)**

UPVC double glazed windows to front and side, two radiators.

### Kitchen

**11'4" (3.45m) x 8'4" (2.54m)**

Fitted kitchen units to wall and floor, work surface over, composite one and half bowl sink unit with mixer tap and drainer, integrated electric oven and hob with extractor hood over, space and plumbing for washing machine, space for tall upright fridge/freezer, built in pantry, tiled splashback, UPVC double glazed entrance door to side, UPVC double glazed window to side.

### Bedroom One

**12'0" (3.66m) x 9'11" (3.02m)**

UPVC double glazed window to rear, radiator.

### Bedroom Two

**11'4" (3.45m) x 8'9" (2.67m)**

UPVC double glazed window to rear, radiator.

### Bedroom Three

**9'11" (3.02m) x 9'0" (2.74m)**

UPVC double glazed window to front, radiator.

### Bathroom

Bathroom suite comprising bath with shower over and shower curtain rail, wash basin, WC, extractor fan, obscure glass UPVC double glazed window to side, towel radiator.

### Garage

**17'11" (5.46m) x 8'7" (2.62m)**

Up and over main door to front, UPVC entrance door to side, UPVC double glazed window to rear, electric light and power.

