



### **11 Merryweather Road, Swaffham, PE37 7GB**

CHAIN FREE! Modern, three bedroom end terrace house situated on a popular development in Swaffham. The property offers a garage, parking, gardens, gas central heating and UPVC double glazing. Viewing is highly recommended.

**Price £180,000 Freehold**

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### Garage

Garage situated en bloc to the rear of the property, main up and over door to front.

### Rear Garden

Enclosed rear garden laid to low maintenance shingle, paved patio seating area, outside light, wooden fence and garden wall to perimeter, gated access to side.

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.

- Modern End Terrace
- Three Bedrooms
- Garage
- Cloakroom with WC
- CHAIN FREE.
- UPVC Double Glazing

Situated on a popular development in Swaffham, Longsons are delighted to bring to the market this three bedroom modern end terrace house. The property offers garage, gardens, parking, gas central heating and UPVC double glazing.

Offered for sale CHAIN FREE.

Viewing highly recommended.

Briefly, the property offers entrance hall, lounge/dining room, kitchen, cloakroom, three bedrooms, bathroom, garage, 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 surgeries, free parking throughout the town and also primary, secondary and higher schools

### Entrance Hall

Entrance door to front, stairs to first floor, under stairs storage cupboard, radiator.

### Lounge/ Dining Room 17'3" (5.26m) Max x 16'1" (4.9m) Max

UPVC double glazed French doors opening to rear garden, UPVC double glazed window opening to rear, two radiators.

### Kitchen

#### 9'3" (2.82m) x 7'10" (2.39m)

Fitted kitchen units to wall and floor, work surface over, composite sink unit with mixer tap and drainer, integral electric oven with gas hob and extractor hood over, space and plumbing for dishwasher, space and plumbing for washing machine, space for tall upright fridge/freezer, tiled splashback, UPVC double glazed window to front.

### Cloakroom

Wash basin, WC, UPVC double glazed window to front, radiator.

### Stairs and landing

#### Bedroom One 13'10" (4.22m) To Wardrobe x 10'5" (3.18m)

Built in wardrobes, two UPVC double glazed windows to rear, radiator.

#### Bedroom Two 8'6" (2.59m) x 8'6" (2.59m)

Built in cupboard housing gas central heating boiler, UPVC double glazed window to front, radiator.

#### Bedroom Three 11'0" (3.35m) Max x 7'3" (2.21m) Max

UPVC double glazed window to front, radiator.

### Bathroom

Bathroom suite comprising bath with hand shower attachment and shower curtain, wash basin, WC, tiled splashback, extractor fan.

### Outside Front

Path to front door, small front garden laid to shingle.

