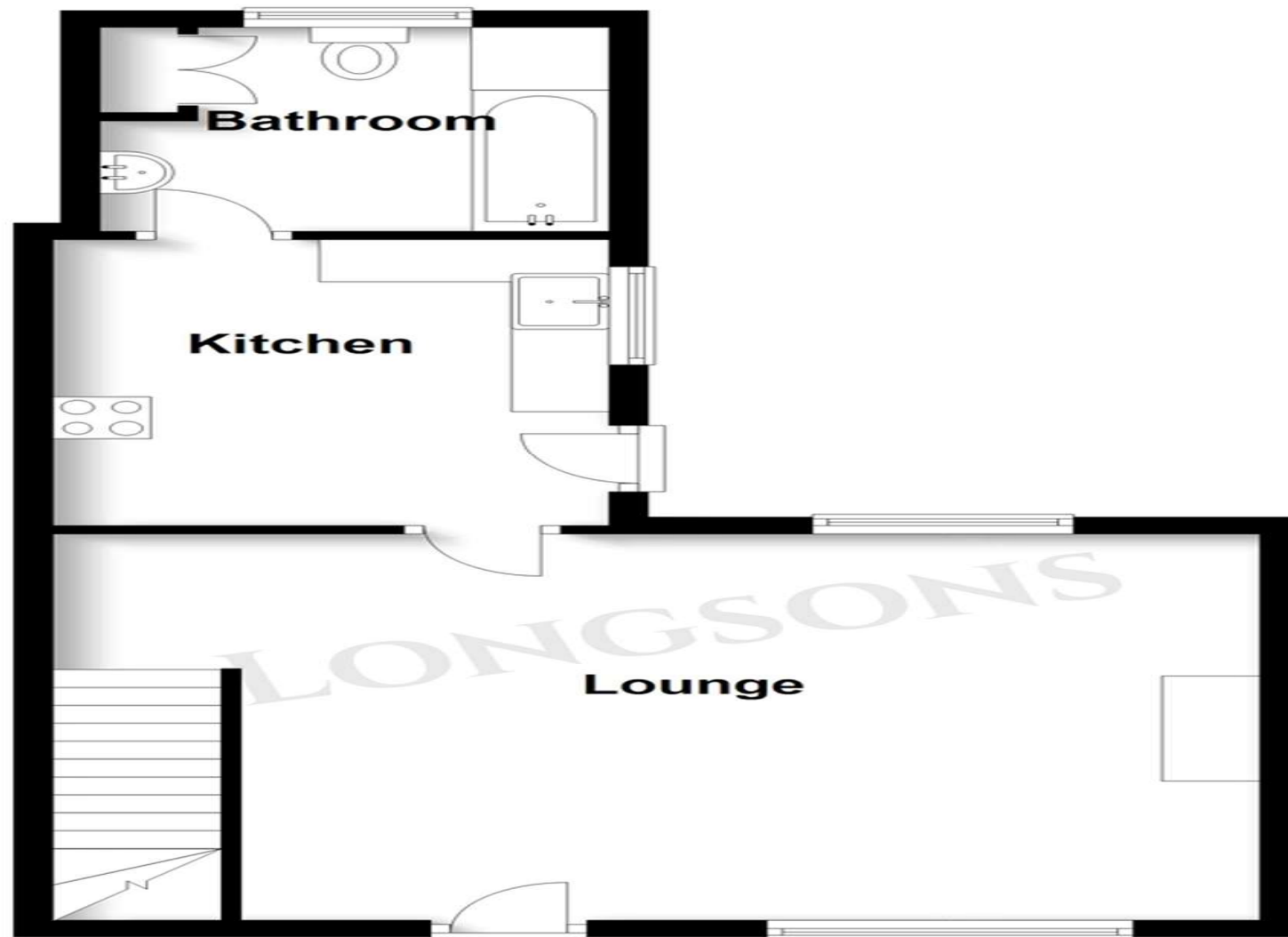
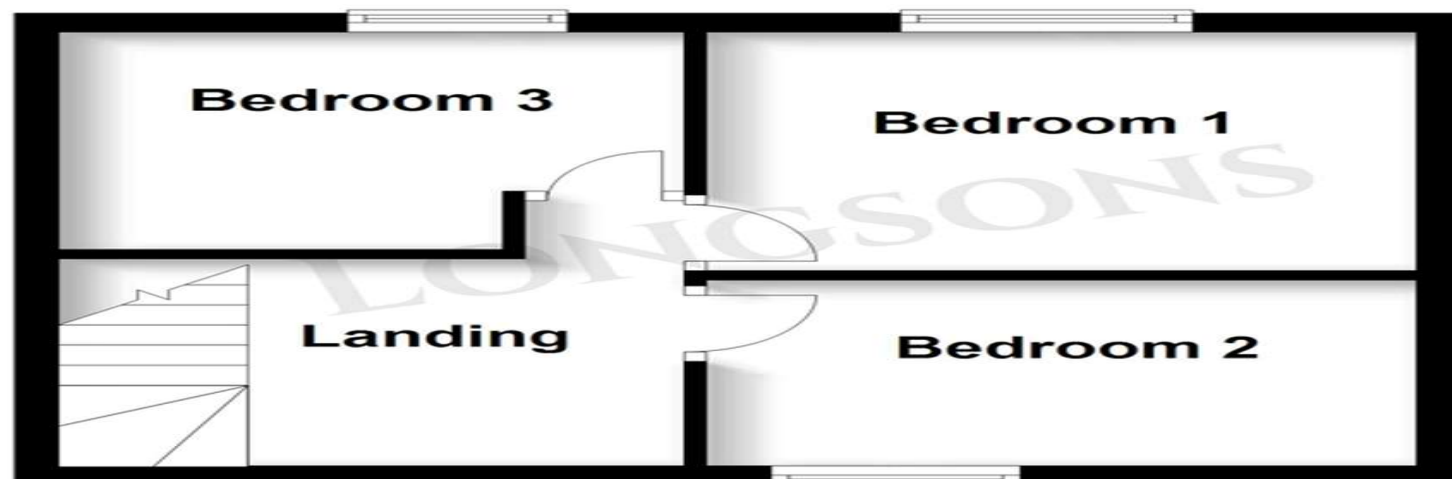


## Ground Floor



## First Floor



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>



## 29 Lynn Street, Swaffham, PE37 7AU

Brick and flint three bedroom character cottage situated in Swaffham town centre. This well presented property offers gardens, multi-fuel burning stove, gas central heating, and character throughout. Available for rent immediately.

**Price £900 pcm To Let**

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There is a large wooden workshop in the garden which is not for tenants use.

#### AGENT NOTE

Photographs used are from previous tenancy, decor, floor coverings and garden may not reflect the current condition

All photographs are provided for guidance only.

- Property for rent immediately
- Three bedrooms
- Character cottage
- Gardens
- Multi-fuel stove
- Gas central heating
- Well presented
- Very close to town centre

Situated within very easy reach of Swaffham town centre, Longsons are delighted to bring to the rental market this well presented three bedroom brick and flint terrace character cottage. The property offers garden, multi-fuel burning stove, gas central heating and character throughout.

Available for rent immediately.

Restrictions: No pets, No smokers.

Briefly, the property offers lounge, kitchen, ground floor bathroom, three bedrooms, garden and gas central heating.

#### 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

#### Lounge 20'3" (6.17m) x 15'1" (4.6m)

Entrance door to front aspect, feature fireplace with inset multi-fuel burning stove, exposed ceiling beam, windows to front and rear aspects, stairs to first floor landing, two radiators.

#### Kitchen 11'2" (3.4m) x 9'4" (2.84m)

Bespoke kitchen units to floor, butler style kitchen unit with mixer tap, entrance door opening to rear garden, Velux double glazed roof window, window to side aspect, tiled splashback, tiles to floor, radiator.

#### Bathroom

Bathroom suite comprising bath with mixer shower over and shower curtain, wash basin, WC, built in cupboard housing hot water cylinder, tiled splashback, tiles to floor, radiator, obscure glass window to rear aspect.

#### Stairs and Landing

Loft access, radiator.

#### Bedroom One

#### 10'1" (3.07m) x 8'3" (2.51m)

Wooden boards to floor, window to rear aspect, radiator.

#### Bedroom Two 10'4" (3.15m) x 6'5" (1.96m)

Wooden boards to floor, window to front aspect, radiator.

#### Bedroom Three 9'11" (3.02m) Max x 4'2" (1.27m) Max

Window to rear, radiator.

#### Outside Front

Small front garden laid to low maintenance shingle.

#### Rear Garden

Well maintained rear garden laid to lawn, metal garden shed, shrubs, plants and ornamental trees to beds and borders, ( large wooden workshop not available for tenants usage)

#### Agents Note

There is a right of way to the rear garden across the neighbouring properties for access without entering property.

