

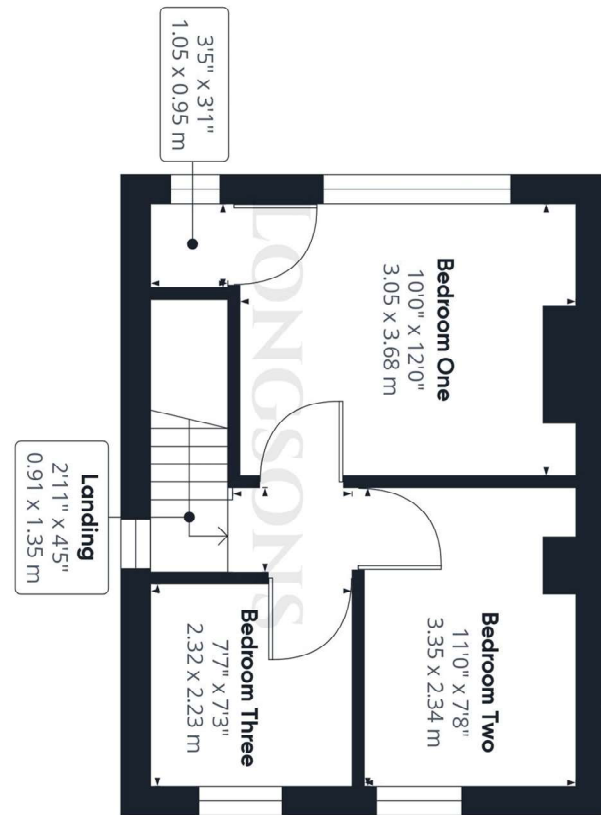
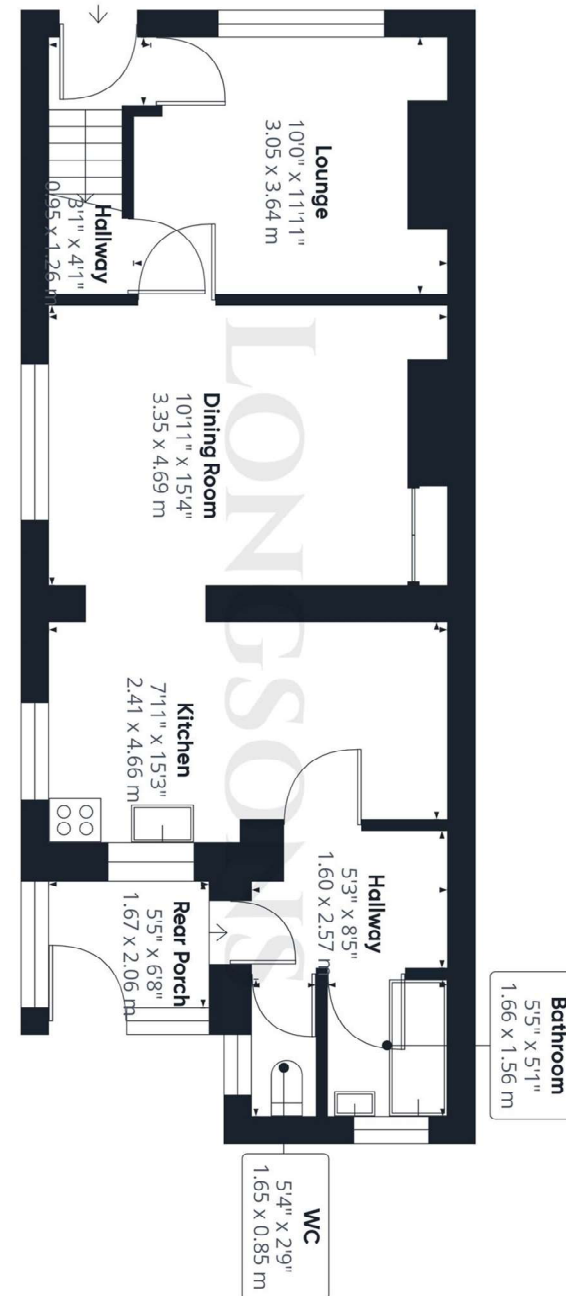


## King Street, Swaffham, PE37 7BU

CHAIN FREE!!

Three bedroom semi-detached house situated within easy reach of Swaffham town centre. The property offers huge potential to improve with two reception rooms, parking, gardens, gas central heating and UPVC double glazing.

**Price £210,000 Freehold**







#### Bathroom

Bath, washbasin, obscure glass UPVC double glazed window to rear aspect, tiled splashback, radiator.

#### WC

WC, obscure glass UPVC double glazed window to side aspect.

#### Stairs and Landing

UPVC double glazed window to side aspect, loft access.

#### Bedroom One

**10'0" (3.05m) x 12'0" (3.66m)**

Walk in wardrobe, UPVC double glazed window to front aspect, UPVC double glazed window to front aspect, radiator.

#### Bedroom Two

**11'0" (3.35m) x 7'8" (2.34m)**

UPVC double closed window to rear aspect, radiator.

#### Bedroom Three

**7'7" (2.31m) x 7'3" (2.21m)**

UPVC double glazed window to rear aspect, radiator.

#### Outside Front

Front garden laid to concrete providing off road parking, shrubs to borders, wooden fence and garden wall to perimeter, gated access to rear garden.

#### Rear Garden

Rear garden laid to lawn, two garden sheds, shrubs and flowers to beds and borders gated access to front.

- Semi-detached House
- Three Bedrooms
- Plenty of Potential to Improve and Add Value
- CHAIN FREE!!
- Two Reception Rooms
- Parking
- Gardens
- Close To Town Centre
- Gas Central Heating
- UPVC Double Glazing

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.

CHAIN FREE!! Situated within easy reach of Swaffham Town Centre, Longsons are delighted to bring to the market this three bedroom semi-detached house. The property offers potential to improve and add value and offers parking, gardens, two reception rooms, gas central heating and UPVC double glazing.

Viewing is highly recommended.

Briefly, the property offers entrance, sitting room, dining room, kitchen, rear hallway, rear porch, bathroom, separate WC, three bedrooms, gardens, parking, gas central heating and UPVC double glazing.

Swaffham Swaffham, situated in the heart of Norfolk, is a sought-after market town that boasts a wide range of independent shops, traditional pubs, and delightful restaurants and cafes. This vibrant town is well-served, offering amenities like a Waitrose, Tesco and other supermarkets, a fantastic Saturday market, three doctors' surgeries, abundant free parking, as well three primary schools

and a secondary school. With its proximity to the A47, you can reach Kings Lynn in approximately 15 miles and the bustling city of Norwich in around 30 miles. Additionally, excellent bus services connect to nearby villages and surrounding towns and cities. Being in the heart of Norfolk, Swaffham is in the perfect location for the North Norfolk Coast, Thetford Forestry Commission, and close to train links to Cambridge and London. Dereham 12 miles, Watton 10 miles, Norwich 34 miles.

#### Entrance Hall

UPVC double glazed entrance door to front aspect, stairs to first floor, radiator.

#### Lounge

**10'0" (3.05m) x 11'11" (3.63m)**

UPVC double glazed window to front aspect, under stairs storage cupboard, radiator.

#### Dining Room

**10'11" (3.33m) x 15'4" (4.67m)**

Gas fire with back boiler, built-in cupboard housing hot water cylinder, UPVC double glazed window to side aspect, radiator.

#### Kitchen

**7'11" (2.41m) x 15'3" (4.65m)**

Range of fitted kitchen units to walls and floor complemented by a work surface over and stainless steel sink unit with mixer tap and drainer, space for electric oven, tiled splashback, UPVC double glazed window to rear and side aspect, tiled splashback, radiator.

#### Rear Hallway

Radiator.

#### Rear Porch

UPVC double glazed windows to rear and side aspect on a brick base, UPVC double glazed entrance door opening to rear garden,

