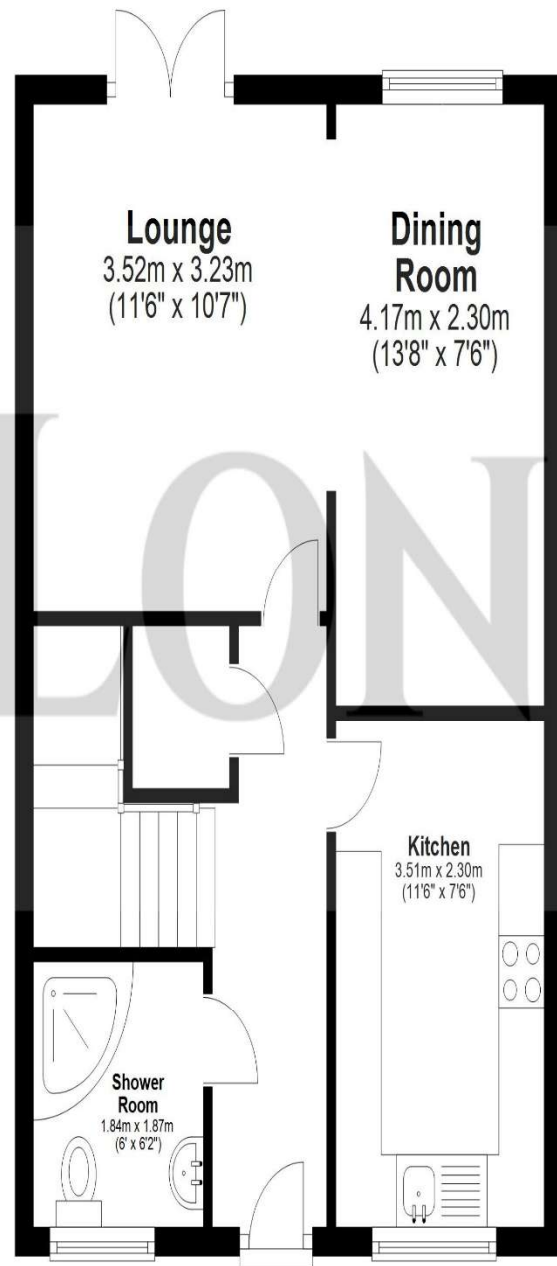


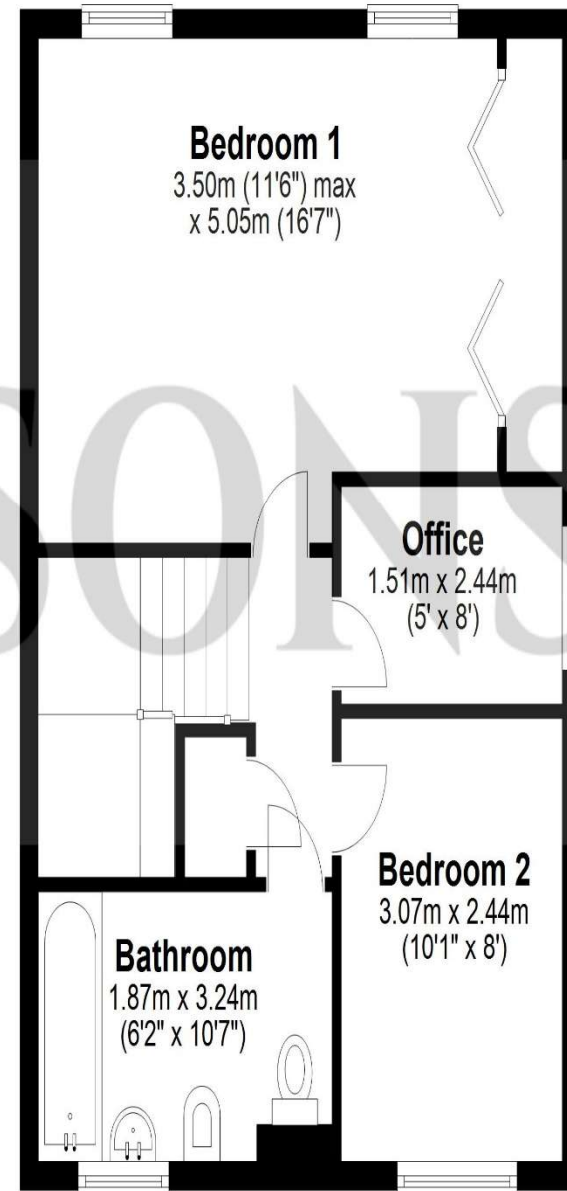
Ground Floor

Approx. 43.8 sq. metres (471.5 sq. feet)



First Floor

Approx. 44.9 sq. metres (483.6 sq. feet)



Total area: approx. 88.7 sq. metres (955.1 sq. feet)

Floor Plan measurements are approximate and are for illustrative purposes only.
Plan produced using PlanUp.



Goodrick Place, Swaffham, PE37 7RP

CLOSE TO TOWN! Modern, end terrace two bedroom house for OVER 55s ONLY, conveniently situated on a popular development within easy reach of Swaffham town centre. The property offers en bloc garage, garden, ground floor shower and first floor bathroom, gas central heating and UPVC double glazing.

Offers in the Region £180,000 Leasehold



****OVER 55s ONLY****

Situated on a development conveniently within easy reach of Swaffham town centre, Longsons are delighted to bring to the market this modern, end terrace two bedroom house. The property offers en bloc garage, garden, ground floor shower and first floor bathroom, gas central heating and UPVC double glazing.

Offered for sale CHAIN FREE!

Briefly, the property offers entrance hall, lounge/ dining room, kitchen, ground floor shower room, two bedrooms, office, bathroom, garden, en bloc 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. 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

Composite entrance door to front, stairs to first floor, built in under stairs storage cupboard, radiator.

Lounge/ Dining Room

13'8" (4.17m) Max x 18'1" (5.51m) Max

UPVC double glazed French doors opening to rear garden, UPVC double glazed window to rear aspect, serving hatch through to kitchen, two radiators.

Kitchen

11'6" (3.51m) x 7'6" (2.29m)

Fitted kitchen units to wall and floor, work surface over, composite 1.5 bowl sink unit with mixer tap and drainer, space for electric oven, space and plumbing for washing machine, space for tall upright fridge/freezer, tiled splashback, UPVC double glazed window to front aspect, radiator.

Ground Floor Shower Room

Shower cubicle with rainfall shower head over and separate hand shower attachment, wash basin, WC, tiled splashback, obscure glass UPVC double glazed window to window to front, radiator.

Stairs & Landing

Built in cupboard housing hot water cylinder, loft access.

Bedroom One

11'6" (3.51m) Max x 16'7" (5.05m) Max

Max

Built in wardrobe, UPVC double glazed windows to rear aspect, two radiators.

Bedroom Two

10'1" (3.07m) x 8'0" (2.44m)

UPVC double glazed window to front aspect, radiator.

Office

5'0" (1.52m) x 8'0" (2.44m)

UPVC double glazed window to side aspect, wall mounted gas central heating boiler, radiator.

Bathroom

4 Piece bathroom suite comprising; bath, wash basin, bidet, WC, tiled splashback, obscure glass UPVC double glazed window to front aspect, radiator.

Outside Front

Small paved area suitable for wheelie bin storage, ramped path to front door.

Rear Garden

Low maintenance rear garden laid to artificial turf, paved patio seating area, wooden garden shed, shrubs and plants to beds and borders.

En Bloc Garage

Up and over main door.

Agents Note

There is a right of way for residents to the rear of the Property.

Agents Note

This property is subject to a 999 year lease with approx 966 years left. There is a service charge currently set at £1380 per annum. Further details of this can be obtained from the vendors solicitor at the time of purchase.

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.

- End Terrace House
- Over 55s Only
- Two Bedrooms & Study
- Lounge/ Dining Room
- Shower Room & Bathroom
- En Bloc Garage
- Close to Town Centre
- Popular Development
- NO ONWARD CHAIN!

