



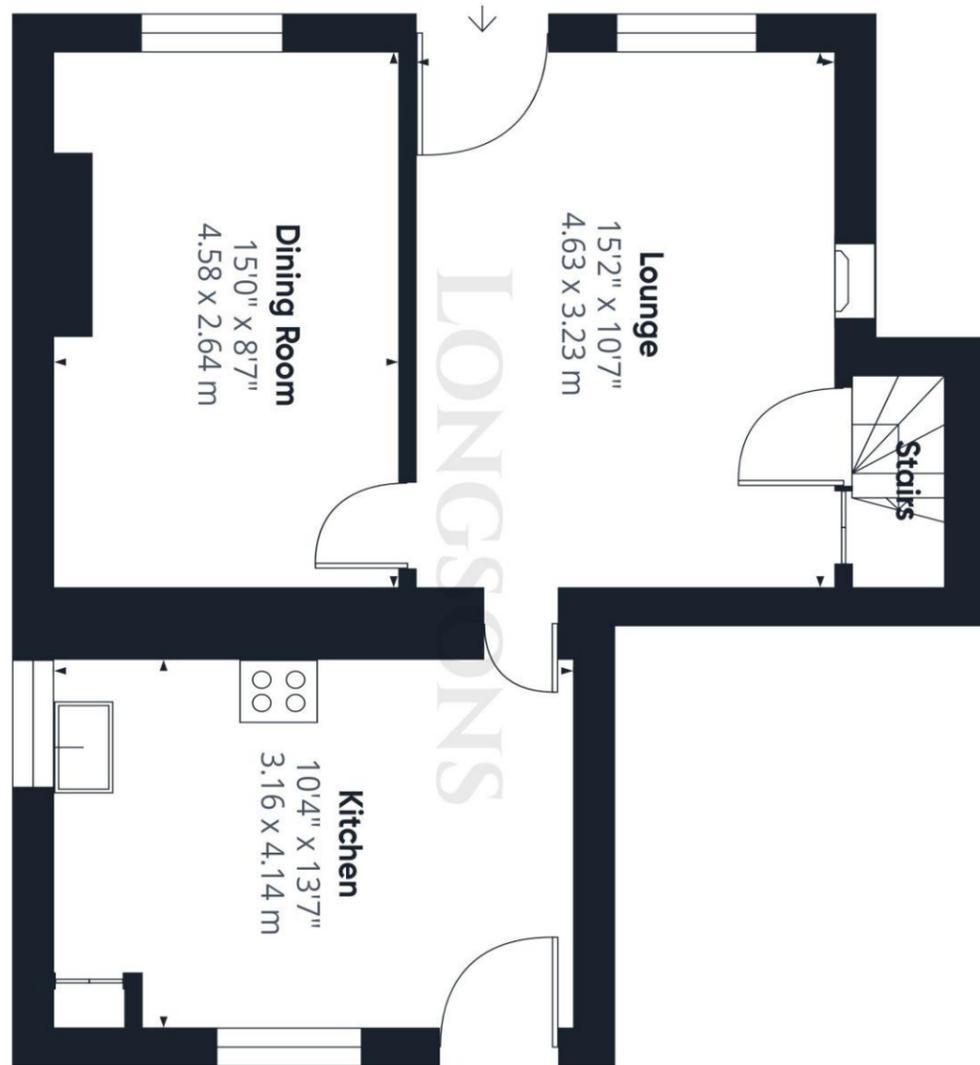
**London Street, Swaffham, PE37 7DD**

A well presented, newly refurbished semi-detached two/three bedroom cottage situated within walking distance of Swaffham town centre and it's amenities. The property offers kitchen/breakfast room, brand new shower room, gardens, gas central heating and UPVC double glazing.

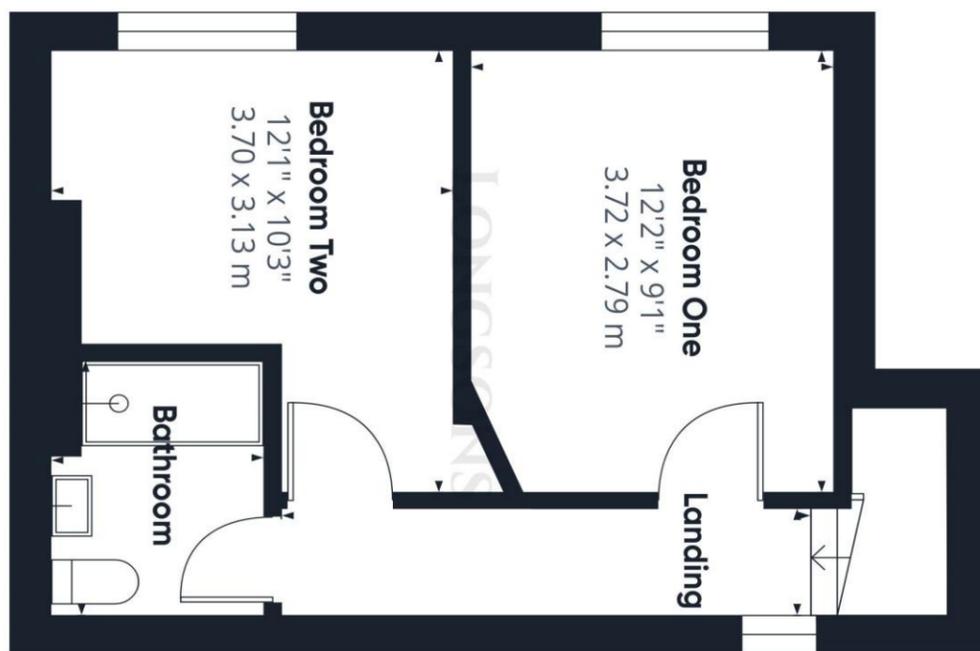
**Price £170,000 Freehold**



Floor 0



Floor 1





### Shower Room

Brand new walk in shower, wash hand basin with vanity unit, WC, tiles to floor, radiator, obscure glass UPVC double glazed window to rear, loft access.

### Outside Front

Shrubs and plants to beds, path to front door.

### Rear Garden

Low maintenance rear garden laid to shingle, (could be converted to parking area STPP) paved patio seating area, wooden fence to perimeter, gated access to side.

### Agent's Notes

EPC rating E49 (Full copy available on request)

Council tax band B (Own enquiries should be made via Breckland District Council)

### Agent's Note 2

Some images have been enhanced by the use of AI photo staging and are for representative purposes only. This property is currently unfurnished.

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.

- Semi-Detached Cottage
- Newly Refurbished
- Two/Three Bedrooms
- Kitchen/Breakfast Room
- Energy Efficiency Rating E49
- Walking distance to Town Centre and Amenities
- Garden with potential to become parking (STPP)
- Gas Central Heating and UPVC Double Glazing
- NO CHAIN!!

**NO CHAIN!!** Situated within walking distance of Swaffham town centre and it's amenities, Longsons are delighted to bring to the market this well presented and newly refurbished semi detached two/three bedroom cottage. The property offers kitchen/breakfast room, brand new shower room, gardens, gas central heating and UPVC double glazing with the added benefit of full redecoration and newly fitted carpets.

Viewing is highly recommended!

Briefly, the property offers lounge, second reception/bedroom three, kitchen/breakfast room, two further bedrooms, brand new shower room, gardens, gas central heating and UPVC double glazing.

#### SWAFFHAM

Kings Lynn approx 15 miles, Downham Market approx 15 miles, Norwich approx 30 miles

Swaffham is a popular Norfolk market town with a good selection of shops, pubs and restaurants, social clubs, sports clubs and a popular 18 hole golf club. 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, Downham Market approx 15 miles, and approx 30 miles to the city of Norwich, all of which with rail links to London. Swaffham has an excellent bus services to local villages and surrounding towns and cities.

### Lounge

**15'1" (4.6m) x 10'6" (3.2m)**

Double glazed entrance door to front, feature fireplace with real flame effect stove, UPVC double glazed window to front, built in under stairs storage cupboard, radiator.

### Reception Two/Bedroom Three

**15'0" (4.57m) x 8'8" (2.64m) Max**

UPVC double glazed window to front, radiator.

### Kitchen/Breakfast Room

**10'3" (3.12m) x 13'4" (4.06m)**

Fitted kitchen units to walls and floor, work surface over, stainless steel sink unit, integrated Neff electric oven with gas hob and extractor hood over, space and plumbing for washing machine, tiled splashback, entrance door opening to rear garden, UPVC double glazed windows to rear and side, built-in cupboard housing gas central heating boiler, tiles to floor, radiator.

### Stairs and Landing

UPVC double glazed window to rear, radiator.

### Bedroom One

**12'1" (3.68m) Max x 9'1" (2.77m) Max**

UPVC double glazed window to front, radiator.

### Bedroom Two

**12'1" (3.68m) Max x 10'2" (3.1m) Max**

UPVC double glazed window to front, radiator.

