



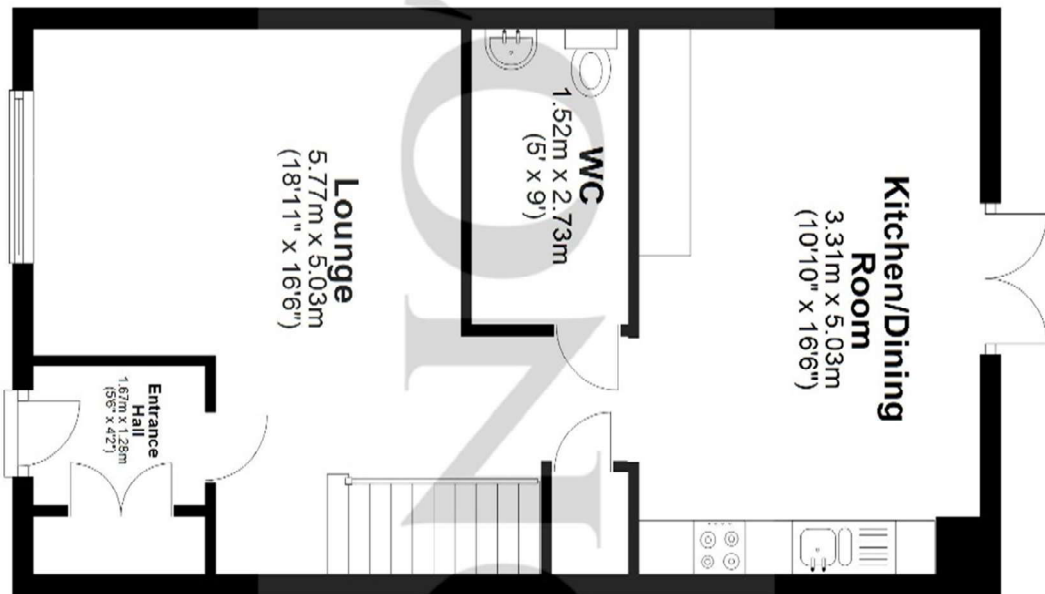
## Drake Gardens, Swaffham, PE37 8GN

Shared Equity 75 % (Full Price - 100% = £225,000) A three bedroom mid terrace house situated on the popular Redlands Estate. The property offers allocated parking space, modern kitchen with integral appliances, cloakroom with WC, garden and gas central heating.

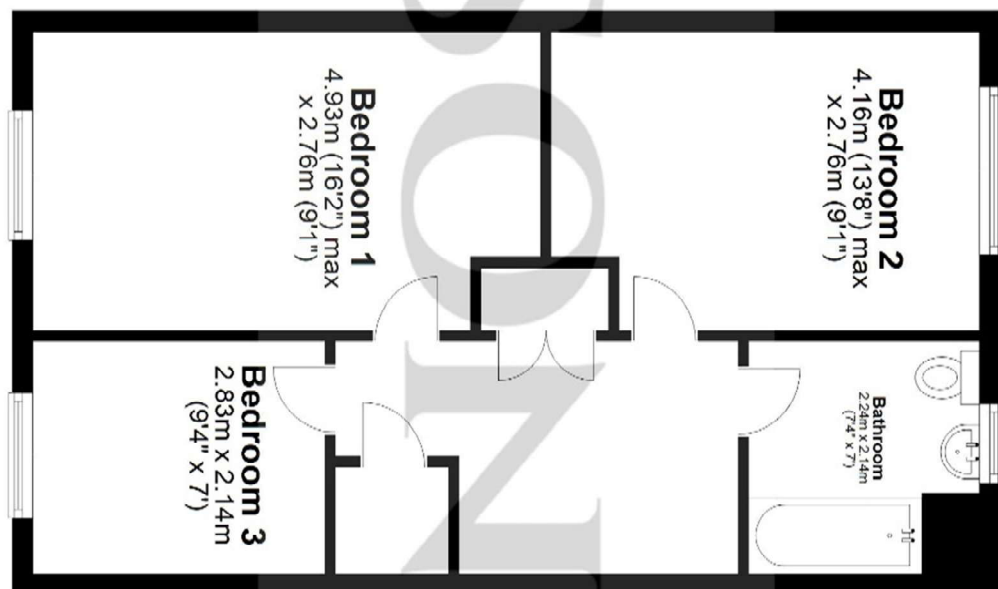
**Shared Equity £168,750 Leasehold**



**Ground Floor**  
Approx. 46.2 sq. metres (497.4 sq. feet)



**First Floor**  
Approx. 45.9 sq. metres (493.9 sq. feet)



**Total area: approx. 92.1 sq. metres (991.3 sq. feet)**

Floor Plan measurements are approximate and are illustrative purposes only. While we do not doubt the floor plan accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. Plan produced using PlanUp.





Shared Equity 75 % (Full Price - 100% = £225,000) A three bedroom mid terrace house situated on the popular Redlands Estate. The property offers two allocated parking spaces, modern kitchen with integral appliances, cloakroom with WC, enclosed garden and gas central heating and UPVC double glazing.

Viewing is highly recommended.

Briefly, the property offers entrance hall, lounge, cloakroom with WC, kitchen/dining room, three bedrooms, bathroom, gardens, two allocated parking spaces, 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' 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, 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.

#### Entrance Hall

Composite entrance door to front aspect, double door storage cupboard, radiator.

#### Lounge 18'11" (5.77m) Max x 16'6" (5.03m) Max

Stairs to first floor, understairs storage cupboard, UPVC double glazed window to front aspect, two radiators.

#### Cloakroom

Wash basin, WC, extractor fan, radiator.

#### Kitchen/ Dining Room 10'10" (3.3m) x 16'6" (5.03m)

Fitted kitchen units to wall and floor, work surface over, one and a half bowl stainless steel sink unit with mixer tap and drainer, integrated electric oven with gas hob and extractor hood over, integrated fridge/freezer, UPVC double glazed patio door to rear garden, radiator.

#### Stairs and Landing

Access to loft space, radiator, double door airing cupboard.

#### Bedroom One 16'2" (4.93m) Max x 9'1" (2.77m) Max

UPVC double glazed window to front aspect, radiator.

#### Bedroom Two 13'8" (4.17m) Max x 9'1" (2.77m) Max

UPVC double glazed window to rear aspect, radiator.

#### Bedroom Three 9'4" (2.84m) x 7'0" (2.13m)

UPVC double glazed window to rear aspect, radiator.

#### Bathroom

Bath with shower over, shower curtain and rail, wash basin, WC, towel radiator, obscure glass UPVC double glazed window to rear aspect.

#### Outside Front

Small front garden laid to low maintenance shrubs and plants with slate chippings and path to front door, outside light.

#### Rear Garden

Enclosed rear garden laid to lawn, paved patio seating area, outside light, gated access to parking area with two allocated parking spaces, fully enclosed by fencing.

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.

- 75% Shared Equity
- Mid Terrace House
- Three Bedrooms
- Modern Kitchen with Integral Appliances
- Enclosed Garden
- Two Allocated Parking Spaces
- Gas Central Heating
- UPVC Double Glazing

