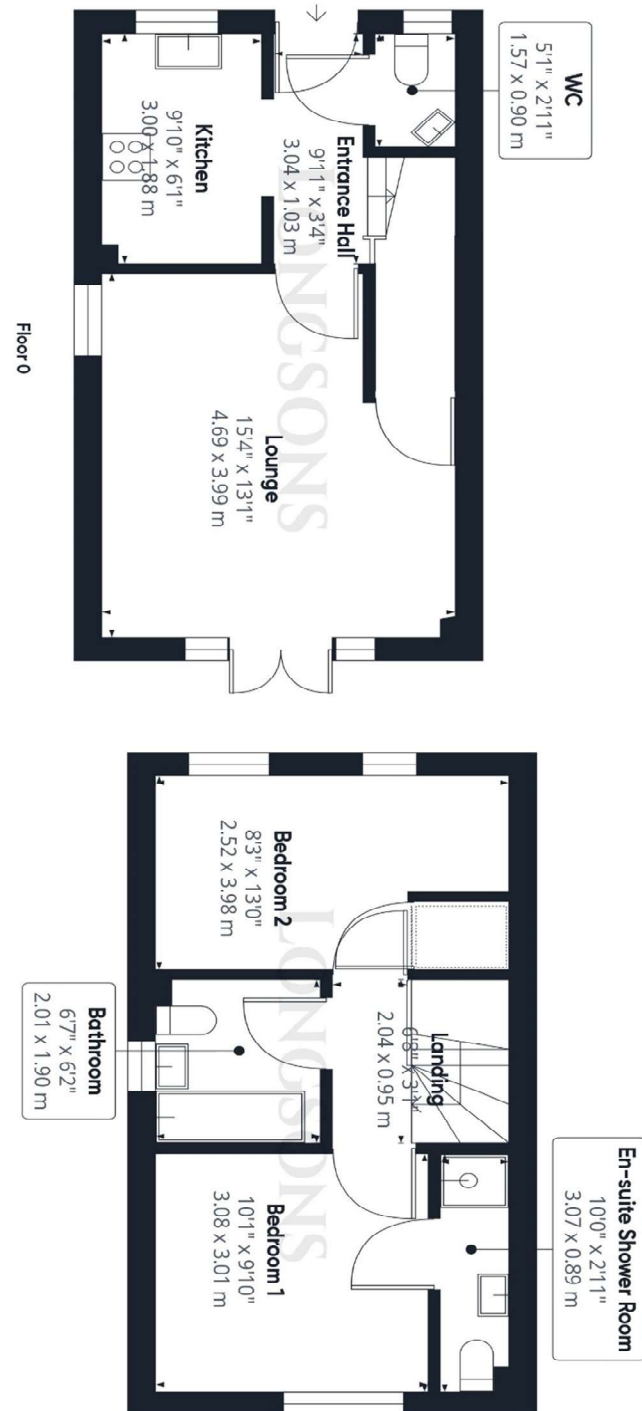




Forest Grove, Swaffham, PE37 8GQ

A modern well presented two bedroom end terrace house situated on a popular development in Swaffham. The property boasts three parking spaces, three WCs, en-suite shower room, gardens, gas central heating and UPVC double glazing.

Price £200,000 Freehold



Approximate total area[®]
624.12 ft²
57.98 m²

Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

G19AFPE340



Outside Front

Small front garden laid to lawn, three allocated parking spaces, two to the front and one to the side, path to front door, outside light.

Rear Garden

Enclosed rear laid to lawn, wooden garden shed, patio seating area, outside light, external power sockets, wooden fence and garden wall to perimeter, gated access to rear.

Agents Note

EPC rating B (Full copy available on request)

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

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
- Two Bedrooms
- Modern & Well Presented
- En-suite Shower Room
- Three Allocated Parking Spaces
- Popular Development
- Gas Central Heating
- UPVC Double Glazing

Situated on a popular development on the outskirts of Swaffham, Longsons are delighted to bring to the market well presented modern end terrace house. The property boasts three allocated parking spaces, en-suite shower room, bathroom and WC, gas central heating and UPVC double glazing.

Viewing highly recommended.

Briefly, the property offers entrance hall, lounge, kitchen, cloakroom, two bedrooms, en-suite shower room, bathroom, gardens, parking, gas central heating and UPVC double glazing.

SWAFFHAM

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, stairs to first floor, radiator.

Lounge

15'4" (4.67m) Max x 13'1" (3.99m) Max

Built in under stairs storage cupboard, UPVC double glazed French doors opening to rear garden, UPVC double glazed window to side aspect, radiator.

Kitchen

9'10" (3m) x 6'1" (1.85m)

Fitted kitchen units to wall and floor, work surface over, stainless steel one and a half bowl sink unit, mixer tap and drainer, integrated Zanussi electric oven with gas hob and extractor hood over, space and plumbing for washing machine, tiles to floor, UPVC double glazed window to front aspect.

Cloakroom

Wash basin, WC, obscure glass UPVC double glazed window to front aspect, radiator.

Stairs and Landing

Loft access, radiator.

Bedroom One

10'1" (3.07m) x 9'10" (3m)

UPVC double glazed window to rear aspect, radiator, door to en-suite shower room.

En-suite Shower Room

Shower cubicle, wash basin, WC, tiles to floor, tiled splashback, radiator, extractor fan.

Bedroom Two

8'3" (2.51m) x 13'0" (3.96m)

Two UPVC double glazed windows to front aspect, built in storage cupboard, radiator.

Bathroom

Bathroom suite comprising bath, wash basin, WC, towel radiator, tiles to floor, obscure glass UPVC double glazed window to front aspect.

