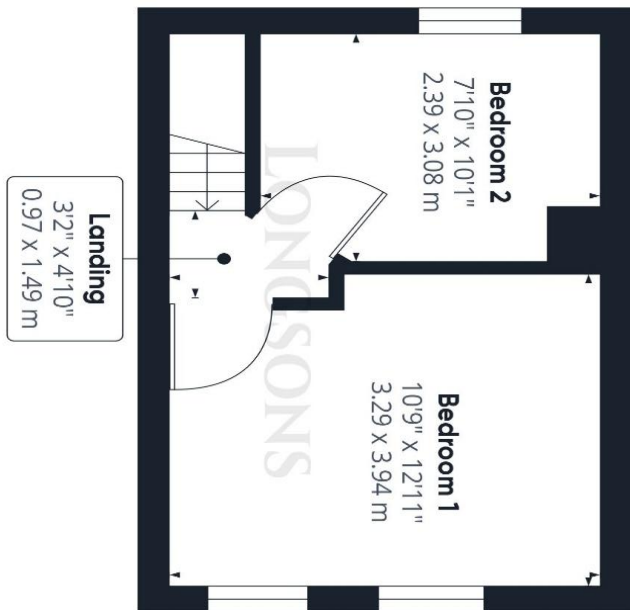
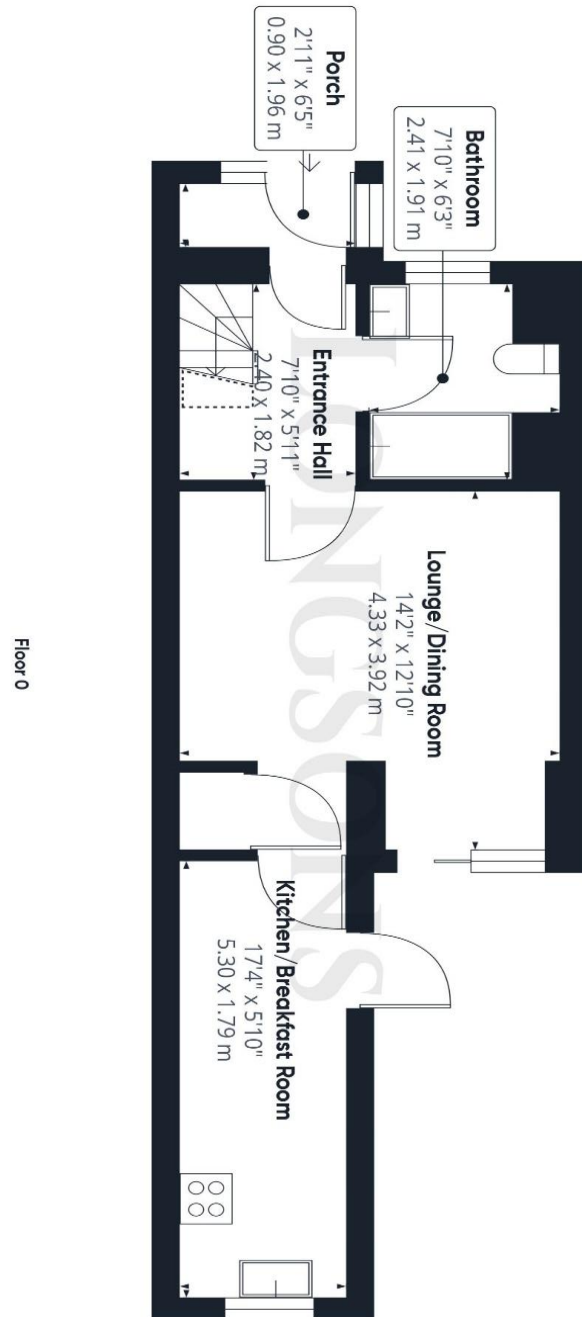




## School Road, Necton, Swaffham, PE37 8HT

A fantastic, really well presented, fully updated, two bedroom terrace cottage, situated in the popular well serviced village of Necton. The property offers gardens, modern bathroom, kitchen/breakfast room, gas central heating, and UPVC double glazing.

**Offers in Excess of £200,000 Freehold**



**Approximate total area<sup>18</sup>**

626.64 ft<sup>2</sup>  
58.22 m<sup>2</sup>

**Reduced headroom**

5.24 ft<sup>2</sup>  
0.49 m<sup>2</sup>

Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

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

GIRAFFE 360





**Bedroom One**  
**10'9" (3.28m) Max x 12'11" (3.94m)**

UPVC double glazed window to rear aspect, radiator.

**Bedroom Two**  
**7'10" (2.39m) x 10'1" (3.07m)**

Built in storage cupboard, UPVC double glazed window to front aspect, radiator.

**Outside Front**

The front garden is laid to low maintenance shingle, path to front door.

**Rear Garden**

A well maintained enclosed rear garden, laid to lawn, paved patio seating area, garden shed, outside lights, external electric power socket, outside tap, wooden fence to perimeter, gated access to rear.

**Agents Note**

EPC rating C (Full copy available on request)

Council tax band A (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.

- Superb Terrace Cottage
- Two Bedrooms
- Fully Updated
- Really Well Presented
- Kitchen/Breakfast Room
- Lounge/Dining Room
- Modern Bathroom
- Garden
- Gas Central Heating
- Guide Price £200,000 - £210,000

Guide Price £200,000 - £210,000

Situated with church views to the front in the popular well serviced village of Necton, Longsons are delighted to bring to the market this superb really well presented, fully updated, two bedroom terrace cottage. This fantastic property offers gardens, kitchen/breakfast room, modern bathroom suite, gas central heating and UPVC double glazing.

Viewing is highly recommended.

Briefly, the property offers entrance porch, entrance hall, lounge/dining room, kitchen/breakfast room, bathroom, two bedrooms, gardens, 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 Porch**

UPVC double glazed entrance door to front aspect, UPVC double glazed windows.

**Entrance Hall**

UPVC entrance door opening to porch, stairs to first floor, radiator.

**Lounge/ Dining Room**  
**14'2" (4.32m) Max x 12'10" (3.91m) Max**

Double glazed patio doors opening to rear garden, two radiators, built in storage cupboard.

**Kitchen/ Breakfast Room**  
**17'4" (5.28m) x 5'10" (1.78m)**

Fitted kitchen units to wall and floor, work surface over, stainless steel sink unit with mixer tap and drainer, integral electric oven with ceramic hob and extractor hood over, space and plumbing for washing machine, space for under counter fridge and space for under counter freezer, obscure glass UPVC double glazed entrance door opening to rear garden, UPVC double glazed window to rear aspect, tiles to floor, radiator.

**Bathroom**

Bathroom suite comprising 'P' shape bath with shower over and shower screen, wash basin, WC, towel radiator, radiator, obscure glass UPVC double glazed window to front aspect, tiles to floor.

**Stairs and Landing**

Loft access.

