



Queen Street, Swaffham, PE37 7BT

CHAIN FREE!! A two bedroom first floor flat conveniently situated with easy access to Swaffham town centre. The property is offered with a garden area to the rear, UPVC double glazed and gas central heating. Viewing highly recommended.

Price £130,000 Leasehold





CHAIN FREE!! Situated within easy access of Swaffham town centre and it's amenities Longsons are delighted to bring to the market this two bedroom first floor flat. The property is offered with a garden space to the rear, UPVC double glazed and gas central heating.

Viewing highly recommended.

Briefly the property offers communal entrance hall, flat entrance hall, kitchen/breakfast room, lounge, inner hall, two bedrooms, bathroom, separate WC, a garden space to rear, UPVC double glazed and gas central heating.

Swaffham, situated in the heart of Norfolk, is a sought after market town that boasts a wide range of independent shops, traditional pubs, and delightful restaurants and cafes. This vibrant town is well served, offering amenities like a Waitrose, Tesco and other supermarkets, a fantastic Saturday market, three doctors` surgeries, abundant free parking, as well three primary schools and a secondary school. With its proximity to the A47, you can reach

Kings Lynn in approximately 15 miles and the bustling city of Norwich in around 30 miles. Additionally, excellent bus services connect to nearby villages and surrounding towns and cities. Being in the heart of Norfolk, Swaffham is in the perfect location for the North Norfolk Coast, Thetford Forestry Commission, and close to train links to Cambridge and London. Dereham 12 miles, Watton 10 miles, Norwich 34 miles.

Communal Entrance Hall

Lockable storage also housing gas central heating boiler. Entrance door to flat.

Entrance Hall

Lounge

13'1" (3.99m) x 14'8" (4.47m)

UPVC double glazed window to front aspect, radiator.

Kitchen/ Breakfast Room

8'8" (2.64m) Max x 14'8" (4.47m) Max

Floor mounted kitchen units with work surface over, stainless steel sink unit, space for oven, space for tall upright fridge/freezer, built in utility cupboard with space and plumbing for washing machine, built in storage cupboard, UPVC double glazed window to rear aspect, tiled splashback.

Inner Hall

Built in storage cupboard, built in cupboard housing hot water cylinder, loft access, radiator.

Bedroom One

12'2" (3.71m) x 12'4" (3.76m) To Wardrobe

UPVC double glazed window to front aspect, built in wardrobe, radiator.

Bedroom Two

8'6" (2.59m) x 12'3" (3.73m) To Wardrobe

UPVC double glazed window to rear aspect, built in wardrobe, radiator.

Bathroom

Bathroom suite comprising bath, washbasin, obscure glass UPVC double glazed window to rear aspect, radiator.

Separate WC

WC, obscure glass UPVC double glazed window to rear aspect.

Outside

The property comes with a garden area situated to the rear, this is laid to low maintenance shingle, paved patio seating area and a selection of shrubs to borders.

Agents Notes

EPC rating TBC (Full copy available on request)

Council tax band A (Own enquiries should be make via Breckland District Council)

We have been made aware that the property is Leasehold. Further information should be obtained from your legal representative.

Approx 80 years left on lease

£475 per annum service charge

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.

- First Floor Flat
- Two Bedrooms
- CHAIN FREE!!
- Close to Town Centre
- Allocated Garden Space
- UPVC Double Glazing
- Gas Central Heating

