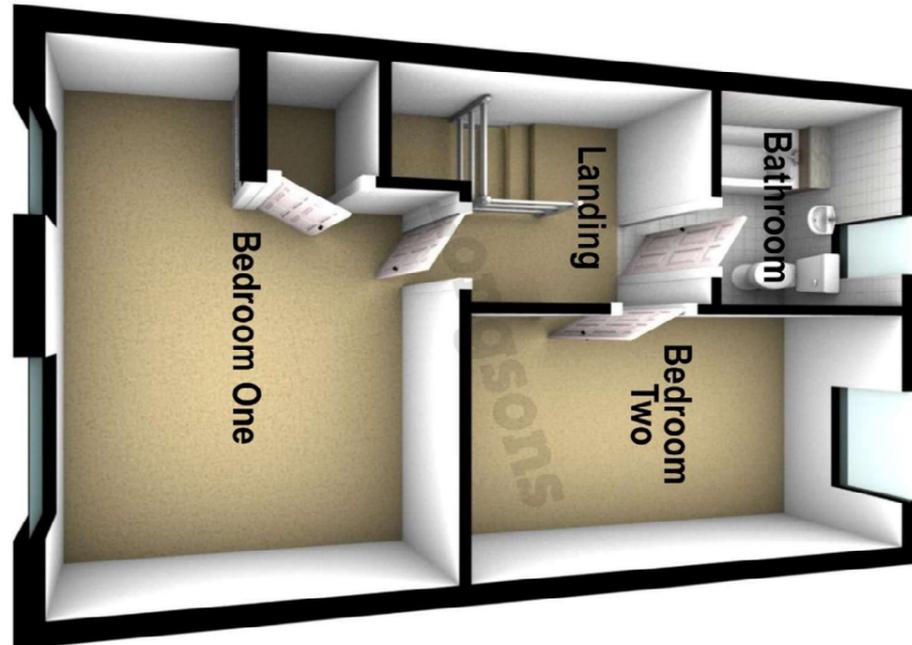


Ground Floor



First Floor



**Sir Archdale Road, Swaffham, PE37 7JF**

CHAIN FREE!! Very well presented, modern two double bedroom terrace house. Conveniently situated on a popular development with many town amenities nearby. Built by the respected Abel homes, the property boasts, modern kitchen/diner, cloakroom, garden and parking.

**Guide Price £190,000 - £200,000 Freehold**





**Outside - Front**

Two parking spaces to the front, bin store.

**Rear Garden**

Laid to lawn, paved patio seating area, outside tap, outside lighting, shrubs to borders, wooden fence to perimeter.

**Agents Note**

EPC rating TBC (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.

- Very Well Presented
- Modern Terrace House
- CHAIN FREE!!
- Kitchen/Diner
- Two Double Bedrooms
- Built by Abel Homes
- Parking for Two Vehicles
- Enclosed Rear Garden
- Gas Central Heating
- UPVC Double Glazing

**OFFERED CHAIN FREE!!**

Very well presented, modern two bedroom terrace house. Conveniently situated on a popular development with many town amenities nearby. Built by the respected Abel homes, the property boasts two double bedrooms, modern kitchen/diner, cloakroom with WC, garden and parking for two vehicles.

Viewing highly recommended

This superb property offers entrance hall, lounge, kitchen/diner, cloakroom with WC, two double bedrooms, bathroom, enclosed rear garden, parking for two vehicles, gas central heating and UPVC double glazing.

**SWAFFHAM**

Swaffham is a popular Norfolk market town with a good selection of shops and restaurants. The town is well catered for with local supermarkets, an excellent Saturday market, three doctors surgeries and free parking throughout the town. There is easy access to the A47 with Kings Lynn approximately 15 miles and the city of Norwich approximately 30 miles, with

excellent bus services to local villages and surrounding towns and villages.

**Entrance Hall**

Composite double glazed entrance door to front, telephone point, alarm system controls, radiator.

**Lounge**

**14'0" (4.27m) Max x 11'11" (3.63m) Max**

UPVC double glazed window to front, understairs storage cupboard, tv and telephone point, opening through to diner, two radiators.

**Kitchen/Diner**

**15'6" (4.72m) x 9'1" (2.77m)**

Modern fitted kitchen units to wall and floor, work surface over, stainless steel sink unit with mixer tap and drainer, electric oven with gas hob and extractor hood over, integral dishwasher, integral fridge/freezer, space and plumbing for washing machine, under counter lighting, space for table and chairs, tiled splashback, tiled flooring, UPVC double glazed window to rear, UPVC double glazed door opening to rear garden, gas central boiler.

**Cloakroom**

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

**Stairs & Landing**

Loft hatch.

**Bedroom One**

**15'6" (4.72m) Max x 9'10" (3m) Max**

Two UPVC double glazed windows to front, airing cupboard, TV and telephone point, radiator.

**Bedroom Two**

**13'7" (4.14m) x 8'2" (2.49m)**

UPVC double glazed window to rear, TV point, radiator.

**Bathroom**

**6'11" (2.11m) x 6'3" (1.91m)**

Modern bathroom suite comprising bath with mixer shower over and shower screen, wash basin, WC, extractor fan, obscure glass UPVC double glazed window to rear, tiled splashback, radiator.

