



Nicholas Hamond Way, Swaffham, PE37 7TF

CHAIN FREE!

A modern two bedroom end terrace house situated on a corner plot within the popular Heathlands area of Swaffham. The property benefits from a good size wrap around garden, modern kitchen and bathroom, parking for two vehicles, gas central heating & UPVC double glazing.

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





Bedroom Two
12'8" (3.86m) x 6'9" (2.06m)
Double glazed window to rear aspect, radiator.

Bathroom
Bathroom suite comprising: bath with mixer tap shower over, wash basin set within vanity unit, WC, double glazed window to rear aspect, partially tiled walls, radiator.

Outside Front
Situated on a corner plot with front and side garden laid to lawn, path to front door, established ornamental trees, hedge to perimeter, gated access to rear garden.

Rear Garden
Rear garden laid to lawn, garden wall to perimeter, gated access to parking spaces.

Agent's Notes
EPC rating C70 (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 Double Bedrooms
- Corner Plot
- Kitchen/Dining Room
- Gardens and Parking
- Gas Central Heating
- UPVC Double Glazing
- Town Location
- CHAIN FREE!

Guide Price £190,000 - £200,000

CHAIN FREE!

Situated within the popular Heathlands area of Swaffham. Longsons are delighted to bring to the market this modern two bedroom end terrace house. Situated on a corner plot, this property boasts kitchen/dining room, two double bedrooms, good size wrap around gardens, gas central heating and UPVC double glazing throughout. The corner plot offers the potential to extend the property if desired (subject to granting of relevant planning permission)

Briefly, the property comprises lounge, kitchen/dining room, two bedrooms, bathroom, garden to three sides, two 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 surgery's, 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.

Lounge
14'1" (4.29m) x 12'9" (3.89m)
Entrance door to front, double glazed window to front aspect, radiator, stairs to first floor.

Kitchen/Dining Room
12'9" (3.89m) x 9'4" (2.84m)
Modern kitchen with units to floor and walls complemented by a rolled edge worktop, ceramic sink unit with drainer and mixer tap, integrated oven with ceramic hob and extractor hood over, space for fridge, wall mounted gas central heating boiler, radiator, door opening to rear garden.

First Floor Landing
Access to loft space.

Bedroom One
10'9" (3.28m) x 9'11" (3.02m)
Built in wardrobe, airing cupboard housing hot water cylinder, double glazed window to front aspect, radiator.

