



### Pleasant Row, Swaffham, PE37 7DT

CHAIN FREE!

Currently being modernised and renovated this one bedroom bungalow is conveniently situated within walking distance to Swaffham town centre and all of its amenities. Offering new kitchen & shower room, lounge/dining room, private garden, gas central heating and new UPVC double glazing.

**Price £150,000 Freehold**





#### Agent's Notes

EPC rating D66 (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.

- CHAIN FREE
- Fully Modernised
- Lounge/Dining Room
- Newly Fitted Kitchen and Shower Room
- Parking
- UPVC Double Glazing
- Newly Fitted Gas Boiler
- Gardens

Situated within walking distance to Swaffham town centre and all of its amenities, Longsons are delighted to bring to the market this spacious terraced one bedroom bungalow. The property will be fully modernised and will include lounge/dining room, new kitchen and shower room, new flooring throughout, newly installed gas boiler providing central heating, gardens, and new UPVC double glazing.

OFFERED CHAIN FREE!

#### Swaffham

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 as 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.

#### Kitchen

8'5" (2.57m) x 6'2" (1.88m)

#### Lounge/Dining Room

13'6" (4.11m) x 11'0" (3.35m)

#### Bedroom

10'11" (3.33m) x 10'2" (3.1m)

#### Shower Room

6'3" (1.91m) x 5'4" (1.63m)

#### Hallway

3'5" (1.04m) x 2'9" (0.84m)

