



## Whitsands Mews, Swaffham, PE37 7DE

CHAIN FREE! Modern, two bedroom mid terrace house conveniently situated in Swaffham town centre. The property offers kitchen/dining room, gardens, allocated parking, gas central heating and UPVC double glazing.

**Offers in the Region of £170,000 Freehold**

**Entrance Hall**  
8'4" x 3'3"  
2.56 x 1.00 m

**Cloakroom**  
4'8" x 2'10"  
1.43 x 0.88 m

**Lounge**  
15'3" x 10'3"  
4.66 x 3.14 m

**Kitchen/ Dining Room**  
9'8" x 13'7"  
2.95 x 4.16 m

Floor 0

**Stairs & Landing**  
7'9" x 3'6"  
2.37 x 1.07 m

**Bedroom Two**  
8'10" x 11'5"  
2.70 x 3.49 m

**Bathroom**  
6'1" x 6'8"  
1.86 x 2.05 m

**Bedroom One**  
9'9" x 13'7"  
2.99 x 4.16 m

Floor 1







### Agents Note

EPC rating C77 (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.

- Modern Terrace House
- Two Bedrooms
- Allocated Parking
- Energy Efficiency Rating C77
- Kitchen/Dining Room
- Rear Garden
- Town Centre Location
- No Onward Chain!
- Gas Central Heating

Conveniently situated in Swaffham town centre, Longsons are delighted to bring to the market this modern two bedroom mid terrace house. The property offers kitchen/dining room, gardens, allocated parking, gas central heating and UPVC double glazing.

Offered for sale CHAIN FREE!

### SWAFFHAM

Swaffham is a popular Norfolk market town with a good selection of shops, pubs and restaurants. 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 and approx 30 miles to the city of Norwich, with excellent bus services to local villages and surrounding towns and cities.

### Entrance Hall 8'4" (2.54m) x 3'3" (0.99m)

UPVC double glazed entrance door to front, stairs to first floor, tiles to floor, radiator.

### Lounge 15'3" (4.65m) x 10'3" (3.12m)

UPVC double glazed window to front aspect, under stairs storage cupboard, radiator.

### Kitchen / Dining Room 9'8" (2.95m) x 13'7" (4.14m)

Fitted kitchen units to wall and floor, work surface over, stainless steel sink unit with mixer tap and drainer, integrated electric oven with gas hob and extractor hood over, space and plumbing for washing machine, integrated fridge/freezer, tiled splashback, UPVC double glazed patio doors opening to rear garden, UPVC double glazed window to rear aspect, tiles to floor, radiator.

### Cloakroom 4'8" (1.42m) x 2'10" (0.86m)

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

### Stairs & Landing 7'9" (2.36m) x 3'6" (1.07m)

Loft access.

### Bedroom One 9'9" (2.97m) x 13'7" (4.14m)

UPVC double glazed windows to rear aspect, radiator.

### Bedroom Two 8'10" (2.69m) x 11'5" (3.48m)

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

### Bathroom 6'1" (1.85m) x 6'8" (2.03m)

Bathroom suite comprising bath with mixer shower over and shower screen, wash basin, WC, tiled splashback, towel radiator, tiles to floor, obscure glass UPVC double glazed window to side aspect, extractor fan.

### Outside Front Allocated parking space, outside light.

### Rear Garden

Enclosed, low maintenance rear garden laid to shingle, paved patio seating area, wooden garden shed, outside light, wooden fence to perimeter, gate providing access to front.

