

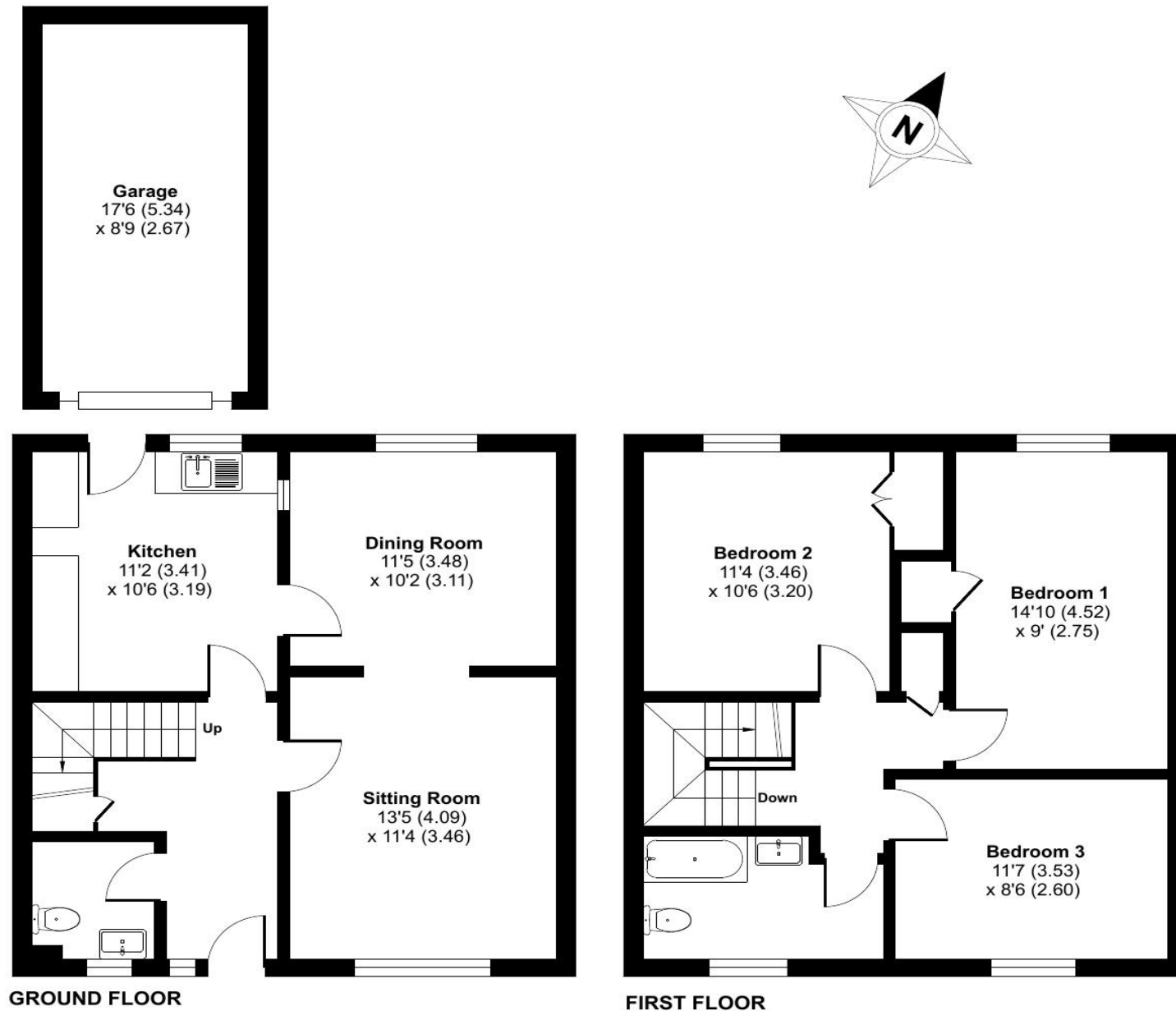
Filby Road, Swaffham, PE37

Approximate Area = 1076 sq ft / 99.9 sq m

Garage = 153 sq ft / 14.2 sq m

Total = 1229 sq ft / 114.1 sq m

For identification only - Not to scale



Filby Road, Swaffham, PE37 7SA

Offered CHAIN FREE!

Semi detached three bedroom house ready for updating, situated on a popular development on the outskirts of Swaffham. The property has plenty of potential and offers lounge/dining room, cloak room with WC, garage, parking and modern gas central heating.

Viewing recommended!

Price £210,000 Freehold

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n°checom 2025. Produced for Longsons. REF: 1304674



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Bedroom Three
11'7" (3.53m) x 8'6" (2.59m)

Secondary glazed window to front, radiator.

Bathroom

Bath, wash basin, WC, obscure glass secondary glazed window to front, radiator.

Garage
17'6" (5.33m) x 8'9" (2.67m)

Single garage with main up and over door to front.

Rear Garden

Enclosed rear garden laid to lawn, outside tap, wooden fence to perimeter, gated access to front.

Agent's Notes

EPC rating C69 (Full copy available on request)

Council tax band C (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.

- Semi-Detached Three Bedroom House
- Popular Development Location
- Plenty of Potential
- Energy Efficiency Rating C69
- Lounge/Dining Room
- Modern Gas Boiler
- Garage, Garden and Parking
- Viewing Highly Recommended
- CHAIN FREE!

Situated on a popular development on the outskirts of Swaffham, Longsons are delighted to bring to the market this semi-detached three bedroom house. The property is ready for some modernisation, offering plenty of potential with garage, gardens, parking and modern gas central heating.

Viewing highly recommended to appreciate the potential on offer.

Offered for sale CHAIN FREE!

Briefly, the property offers entrance hall, lounge/dining room, kitchen, cloak room with WC, three bedrooms, bathroom, garage, gardens, parking and gas central heating.

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 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.

Entrance Hall

Stairs to first floor, under stairs storage cupboard, entrance door to front, radiator.

Sitting Room
13'5" (4.09m) x 11'4" (3.45m)

Secondary glazed window to front, radiator.

Dining Room

Secondary glazed window to rear, radiator.

Kitchen
11'2" (3.4m) x 10'6" (3.2m)

Fitted kitchen units, work surface over, stainless steel sink unit, space for electric cooker, space and plumbing for washing machine, entrance door to rear garden, secondary glazed window to rear, modern wall mounted gas central heating boiler.

Cloakroom

Hand wash basin, WC, obscure glass UPVC double glazed window to front.

Stairs and Landing

Built-in cupboard housing the hot water cylinder, loft access.

Bedroom One
14'10" (4.52m) x 9'0" (2.74m)

Built-in wardrobe, secondary glazed window to rear, radiator.

Bedroom Two
11'4" (3.45m) x 10'6" (3.2m)

Built-in cupboard, window to rear, radiator.

