

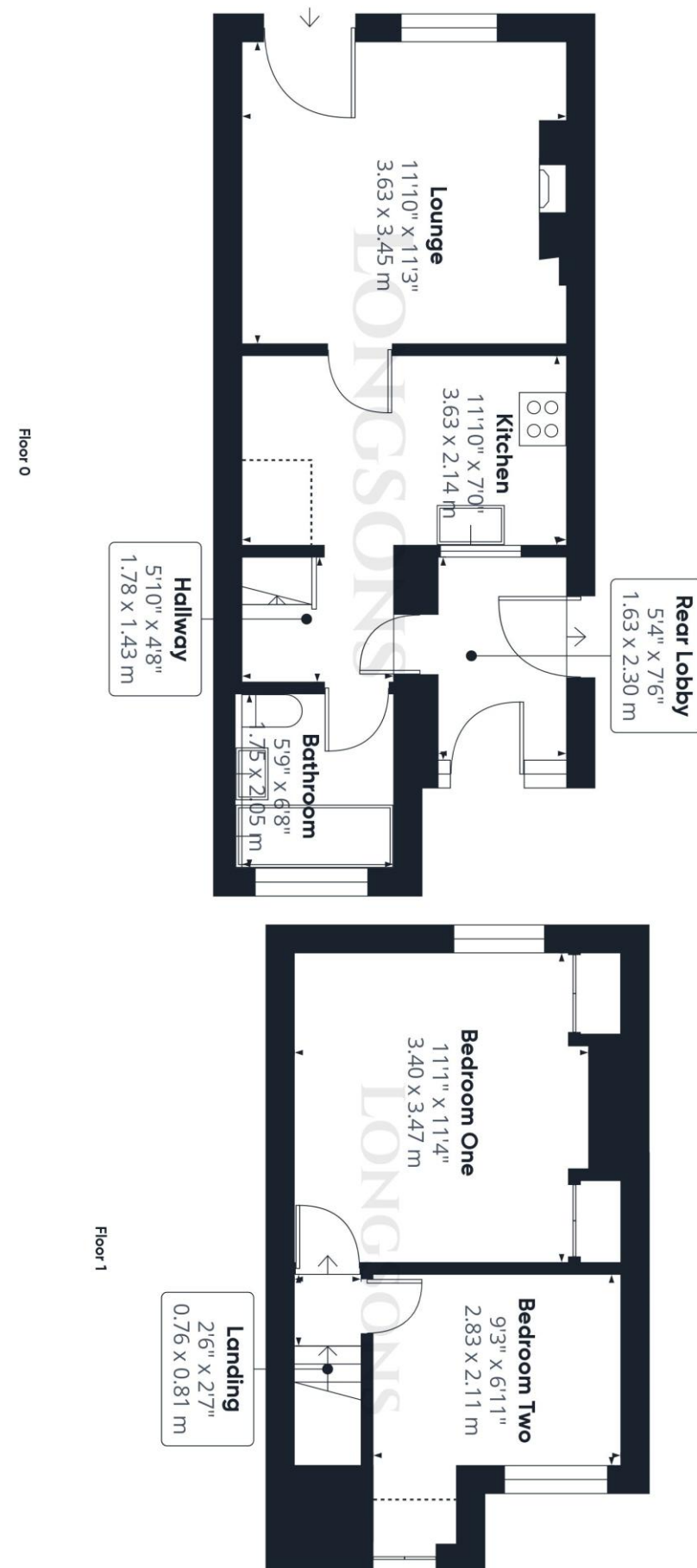


## Lynn Road, Swaffham, PE37 7AY

Very well presented, mid-terrace period cottage conveniently situated within easy reach of Swaffham Town Centre. The property offers plenty of character and comes with a delightful rear garden and benefits from gas central heating.

Viewing highly recommended.

**Price £160,000 Freehold**







### Rear Garden

Delightful rear garden, path meandering to rear, access gate to rear, generous selection of established shrubs and plants to borders, outside lights, storage shed to rear of access gate.

### Agent's Notes

EPC rating TBC (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.

- Mid-Terrace Cottage
- Character Features
- Two Bedrooms
- Energy Efficiency Rating TBC
- Delightful Rear Garden
- Gas Central Heating
- Close to Town Centre

Conveniently situated within easy reach of Swaffham Town Centre, Longsons are delighted to bring to the market this very well presented, two bedroom mid-terrace character cottage. The property offers charm throughout with a brickwork fireplace (not in use) to the lounge, garden and gas central heating.

Viewing highly recommended.

Briefly, the property offers lounge, kitchen, bathroom, two bedrooms, garden 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.

### Lounge 11'10" (3.61m) Max x 11'3" (3.43m)

Feature brickwork fireplace (not in use) UPVC double glazed entrance door to front, sliding sash window to front, radiator, fitted cupboards to alcoves.

### Kitchen 11'10" (3.61m) x 7'0" (2.13m)

Fitted kitchen units to floor, wooden work surface over, enamel sink unit with mixer tap and drainer, integrated electric oven and hob, space and plumbing for washing machine, space

for under counter refrigerator, tiled splashback, window to rear.

### Rear Lobby Stairs to first floor.

### Rear Porch

Entrance door opening to rear garden, window to rear.

### Bathroom

Bathroom suite comprising bath with mixer tap and separate hand shower attachment, wash basin, WC, tiled splashback, obscure glass window to rear, radiator.

### Stairs and Landing

Velux style double glazed window to roof.

### Bedroom One 11'1" (3.38m) x 11'4" (3.45m)

Built-in wardrobes, sliding sash window to front, radiator.

### Bedroom Two 9'3" (2.82m) x 6'11" (2.11m)

Built-in cupboard, window to rear, radiator.

