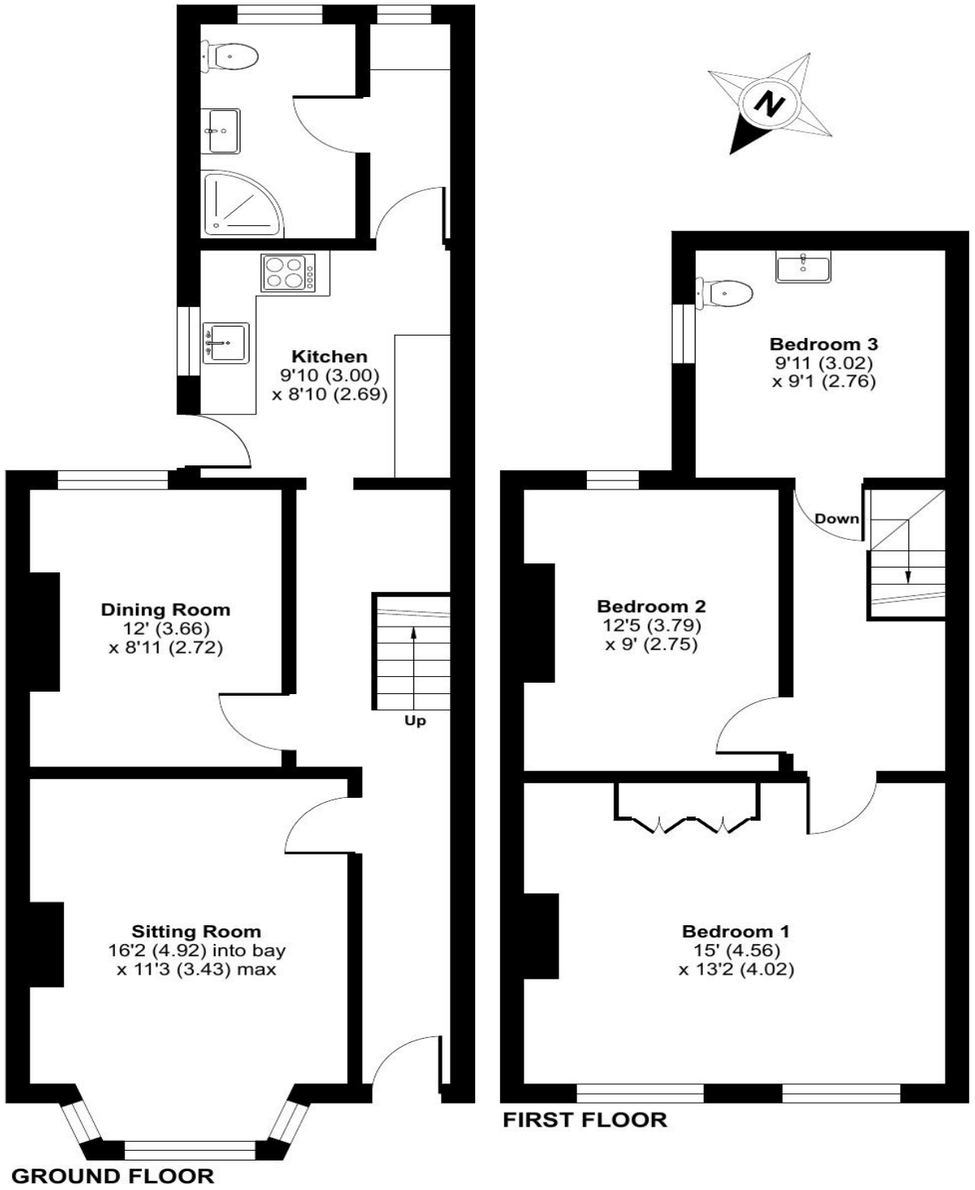
Cley Road, Swaffham, PE37

Approximate Area = 1051 sq ft / 97.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Longsons. REF: 1324885

LONGSONS

Cley Road, Swaffham, PE37 7NP

CHAIN FREE! Very well presented, three bedroom period property situated just off the town centre in Swaffham. This fantastic property offers character and space with two reception rooms, ground floor shower room, utility room, gardens, gas central heating and UPVC double glazing!

Price £195,000 Freehold

Fitzroy House 32 Market Place Swaffham Norfolk PE37 7QH
Tel: 01760 721389 | Email: info@longsons.co.uk
https://www.longsons.co.uk

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Situated just off the town centre in Swaffham, Longsons are delighted to bring to the market this very well presented, three bedroom end terrace period property. This fantastic property offers character and space with two reception rooms, ground floor shower room, utility room, gardens, gas central heating and UPVC double glazing!

Viewing highly advised.

Available CHAIN FREE!

Briefly, the property offers entrance hall, lounge, dining room, kitchen, utility room, ground floor shower room, three bedrooms, gardens, gas central heating and UPVC double glazing.

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 surgeries, 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
UPVC entrance door to front, stairs to first floor, radiator.

Lounge
16'2" (4.93m) Into Bay x 11'3" (3.43m) Max
Feature fireplace with inset electric fire, walk in UPVC double glazed bay window to front, radiator.

Dining Room
12'0" (3.66m) x 8'11" (2.72m)
UPVC double glazed window to rear, radiator.

Kitchen
9'10" (3m) x 8'10" (2.69m)
Modern fitted kitchen units to wall and floor, worksurface over, composite sink unit with mixer tap and drainer, integrated electric oven and hob, space for under counter fridge/freezer, tiled splashback, tiles to floor,UPVC entrance door opening to rear garden, UPVC double glazed window to side, radiator.

Utility Area
Worksurface with space and plumbing under for washing machine, tiles to floor, UPVC double glazed window to rear.

Ground Floor Shower Room
Shower cubicle, wash basin, WC, fully tiled walls, tiles to floor, obscure glass UPVC double glazed window to rear, radiator.

Stairs & Landing
Loft access.

Bedroom One
15'0" (4.57m) x 13'2" (4.01m)
Two UPVC double glazed windows to front, radiator.

Bedroom Two
12'5" (3.78m) x 9'0" (2.74m)
UPVC double glazed window to rear, radiator.

Bedroom Three
9'11" (3.02m) x 9'1" (2.77m)
Previously used as bathroom with wash basin & WC, obscure glass UPVC double glazed window to rear, radiator.

Outside Front
Small low maintenance front garden, garden wall to perimeter.

Rear Garden
Well maintained and well presented enclosed rear garden with steps leading up to area laid to lawn, selection of plants and shrubs to borders, patio seating area, outside light, outside tap, gated access to side.

Agents Note
EPC rating C69 (Full copy available on request)
Council tax band B (Own enquiries should be make 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 Period Property
- Three Bedrooms
- Two Reception Rooms
- Energy Efficiency Rating C69
- Ground Floor Shower Room
- Well Maintained Rear Garden
- Town Location
- No Onward Chain!