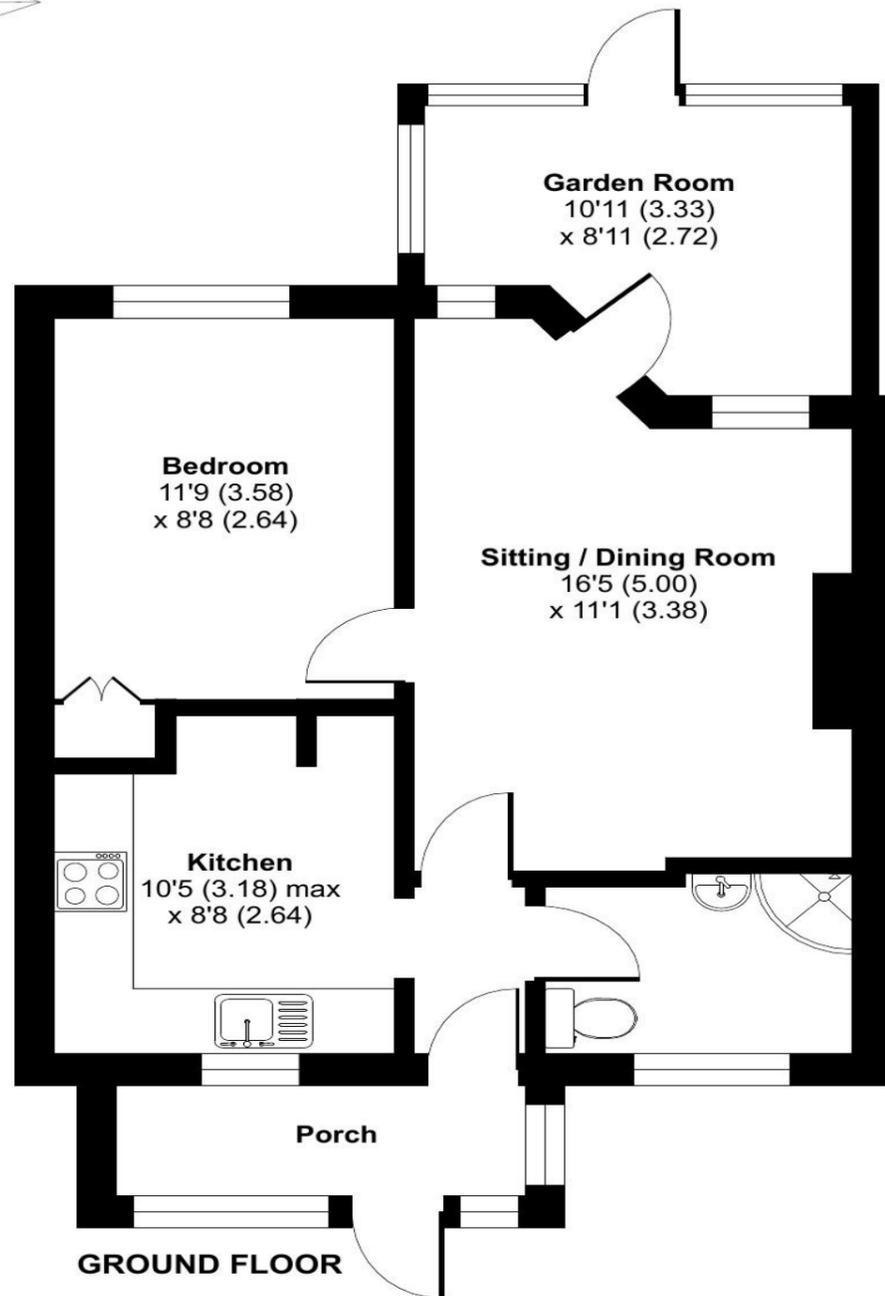


# St. Andrews Way, Necton, Swaffham, PE37

Approximate Area = 581 sq ft / 53.9 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). © nctechcom 2024. Produced for Longsons. REF: 1284864



## St Andrews Way, Necton, Swaffham, PE37 8EJ

No Onward Chain!

A mid terrace one bedroom bungalow with low maintenance garden. The bungalow is located in a cul-de-sac within the popular village of Necton and benefits from gas central heating, garden room, off road parking and double glazing.

**Price £150,000 Freehold**



**Outside Front**

Laid to low maintenance shingle with off road parking, path leading to front door, timber fence to side boundaries.

**Rear Garden**

Low maintenance shingle garden, picket fence with gated access to rear, timber fence to side boundaries.

**En-bloc shed**

Brick built shed

**Agent's Notes**

EPC rating C71 (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.

- One Bedroom Mid-Terrace Bungalow
- Cul-de-Sac Location
- Low Maintenance Garden
- Energy Efficiency Rating C71
- Garden Room
- Gas Central Heating and Double Glazing
- No Onward Chain!

**No Onward Chain!**

Situated in a cul-de-sac within the popular village of Necton, Longsons are delighted to bring to the market this mid terrace one bedroom bungalow. The property benefits from a sitting/dining room, conservatory, low maintenance garden, gas central heating, off road parking and double glazing.

Briefly the property comprises - Conservatory style front porch, hallway, sitting/dining room, kitchen, garden room, bedroom, shower room, front and rear garden parking to front.

**NECTON**

Necton is a popular Norfolk with a good selection of amenities including - village shop, post office, doctors surgery, butchers, local pub, social club, excellent primary school and activity park for the children.

The village is situated between Kings Lynn and Norwich, just a short drive away from the historic market town of Swaffham.

**Porch**

UPVC obscure glass UPVC double glazed conservatory style porch with brickwork to low level, obscure glass UPVC double glazed entrance door, tiled floor.

**Hallway**

**5'3" (1.6m) x 2'7" (0.79m)**

Obscure glass UPVC double glazed entrance door, loft hatch.

**Sitting/Dining Room**

**16'5" (5m) Max x 11'1" (3.38m) Max**

Two windows to rear aspect, door to conservatory, radiator.

**Garden Room**

**10'11" (3.33m) x 8'11" (2.72m) Max**

UPVC double glazed conservatory sitting on low level brickwork, UPVC double glazed door opening onto rear garden, tiled floor.

**Kitchen**

**10'5" (3.18m) x 8'8" (2.64m)**

Fitted kitchen units to floor and wall, worksurface over, stainless steel sink unit with mixer tap and drainer, space and plumbing for washing machine, space for tall upright fridge/freezer, electric cooker with extractor hood over, built-in cupboards, tiled splashback, tiled floor, UPVC double glazed window to front aspect.

**Bedroom**

**11'11" (3.63m) x 8'8" (2.64m)**

Built-in wardrobe, UPVC double glazed window to rear aspect, radiator.

**Shower Room**

**7'9" (2.36m) x 5'7" (1.7m) Max**

Corner shower cubicle, WC, wash hand basin fitted with cabinet, range of fitted storage units, part tiled walls, obscure glass UPVC double glazed window to front aspect, heated towel radiator.

