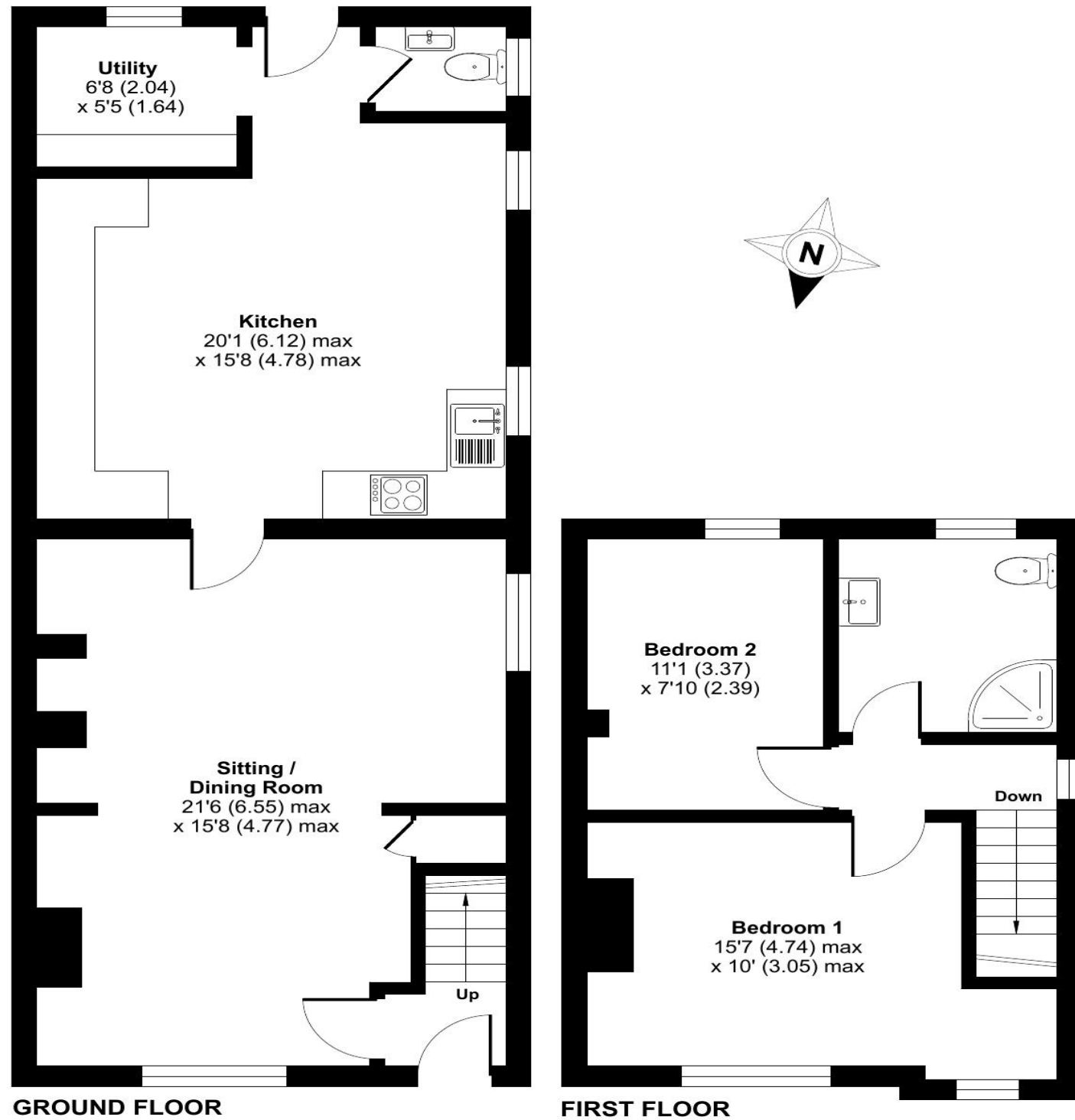


Princes Street, Swaffham, PE37

Approximate Area = 1004 sq ft / 93.2 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). © ntechcom 2025. Produced for Longsons. REF: 1329172



Princes Street, Swaffham, PE37 7BX

Available CHAIN FREE! Spacious semi-detached two bedroom house conveniently situated in Swaffham. The property would benefit from further updating and already offers modern gas central heating, UPVC double glazing, kitchen/breakfast room, good sized garden and cloakroom.

Guide Price £190,000 to £200,000 Freehold

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

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



Conveniently situated within easy reach of Swaffham town centre, Longsons are delighted to bring to the market this spacious semi-detached two bedroom house. The property would benefit from further updating and offers modern gas central heating, UPVC double glazing, kitchen/breakfast room, cloakroom with WC, good sized gardens, parking.

Available CHAIN FREE!

Viewing Recommended!

Briefly, the property offers entrance hall, lounge/dining room, kitchen/breakfast room, utility room, cloakroom with WC, two bedrooms, bathroom, gardens, parking, gas central heating and UPVC double glazing.

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

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

Lounge/Dining Room

21'6" (6.55m) Max x 15'8" (4.78m) Max

Understairs storage cupboard, UPVC double glazed window to front and side, three radiators.

Kitchen/Breakfast Room

20'1" (6.12m) Max x 15'8" (4.78m) Max

Fitted kitchen units to wall and floor, work surface over, stainless steel sink unit with mixer tap and drainer, space and plumbing for washing machine, space for fridge/freezer, space for cooker with extractor hood over, tiled splashback, UPVC double glazed entrance door to rear garden, UPVC double glazed window to side, modern wall mounted gas central heating boiler, radiator.

Utility Room

6'8" (2.03m) x 5'5" (1.65m)

Fitted kitchen units to walls and floor, work surface over, UPVC double glazed window to rear.

Cloakroom

Wash basin, WC, towel radiator, obscure glass UPVC double glazed window to side.

Stairs and Landing

Obscure glass UPVC double glazed window to side, loft access.

Bedroom One

15'7" (4.75m) Max x 10'0" (3.05m) Max

Two UPVC double glazed windows to front, radiator.

Bedroom Two

11'1" (3.38m) x 7'10" (2.39m)

UPVC double glazed window to rear, radiator.

Shower/Wet Room

Shower, wash basin set within fitted cabinet, WC, towel radiator, tiled splashback, obscure glass UPVC double glazed window to rear, radiator, extract fan.

Outside Front

Low maintenance front garden laid to patio paving slabs providing off-road parking for a couple of vehicles, shrubs and plants to borders, wooden fence to perimeter, outside light, gated access to rear garden.

Rear Garden

Good sized rear garden laid to lawn, paved patio seating area, metal garden shed/workshop with electric power and lights, two greenhouses, shrubs and plants to beds and borders, outside light, wooden fence to perimeter, gated access to front.

Agent's Note

EPC rating C70 (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.

- Two Bedroom Semi-Detached House
- Kitchen/Breakfast Room and Utility
- Modern Gas Central Heating
- Energy Efficiency Rating C70
- Gardens and Parking
- UPVC Double Glazing
- Available CHAIN FREE!
- Close to Town Location

