



Lynn Road, Swaffham, PE37 7BB

CHAIN FREE! Very well presented mid terrace one bedroom character cottage situated within easy reach of Swaffham town centre. The property offers two reception rooms, parking, gardens, gas central heating and UPVC double glazing. Viewing highly recommended.

Price £150,000 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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double glazed door opening to rear garden, UPVC double glazed window to rear aspect, radiator.

Bedroom
9'11" (3.02m) x 13'8" (4.17m)
 UPVC double glazed window to front aspect, loft access, radiator, door to bathroom.

Bathroom
 Sloping ceilings with restricted head height.
 Bathroom suite comprising bath with mixer shower over and shower screen, wash basin, WC, tiled splashback, storage cupboard, door to large eaves cupboard, double glazed Velux roof window.

Outside Front
 The front garden is laid to low maintenance shingle, path to front door.

Rear Garden
 Well presented rear garden laid to lawn, paved patio seating area, shrubs, plants and ornamental trees to beds

and borders, outside tap, gated access to rear with area laid to shingle for off road parking for one vehicle.

Agents Note
 EPC rating D66 (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 Character Cottage
- One Bedroom
- Two Reception Rooms
- Energy Efficiency Rating D66
- Parking & Garden
- No Onward Chain!
- Gas Central Heating
- UPVC Double Glazing

Situated in the Norfolk town of Swaffham and within easy reach of the town centre, Longsons are delighted to bring to the market this very well presented mid terrace one bedroom character cottage. The property offers two reception rooms, parking, gardens, gas central heating and UPVC double glazing.

Viewing highly recommended.

Offered for sale CHAIN FREE!

Briefly the property offers lounge, dining room, kitchen, bedroom, bathroom, garden, parking, gas central heating and UPVC double glazing.

SWAFFHAM
 Kings Lynn approx 15 miles, Downham Market approx 15 miles, Norwich approx 30 miles
 Swaffham is a popular Norfolk market town with a good selection of shops, pubs and restaurants, social clubs, sports clubs and a popular 18 hole golf club. The town is well catered for with a Waitrose and other supermarkets, an excellent Saturday market, three doctors surgery's, 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, Downham Market approx 15 miles, and approx 30 miles to the city of Norwich, all of which with rail links to London. Swaffham has an excellent bus services to local villages and surrounding towns and cities.

Lounge
12'9" (3.89m) x 13'11" (4.24m)
 UPVC double glazed entrance door to front aspect, UPVC double glazed window to front aspect, feature cast iron open fireplace with tiled hearth (not working), radiator.

Dining Room
12'0" (3.66m) x 13'7" (4.14m)
 Stairs to first floor, two built in cupboards one housing gas central heating boiler, integral fridge/freezer, wall and floor mounted storage cupboards with beech work surface over, UPVC double glazed window to rear aspect, two double glazed Velux roof windows.

Kitchen
9'9" (2.97m) x 5'4" (1.63m)
 Fitted kitchen units to wall and floor, beech work surface over, stainless steel sink unit with mixer tap and drainer, integral electric oven with ceramic hob and extractor hood over, space and plumbing for washing machine, tiled splashback, UPVC

