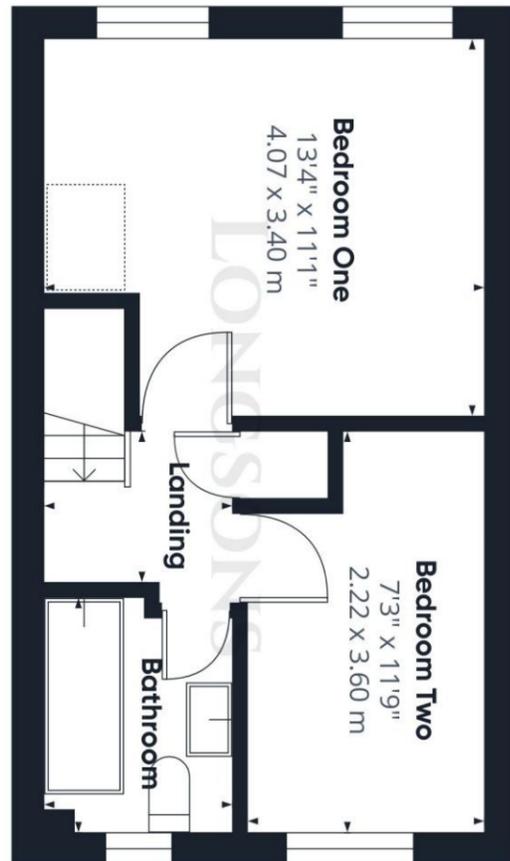
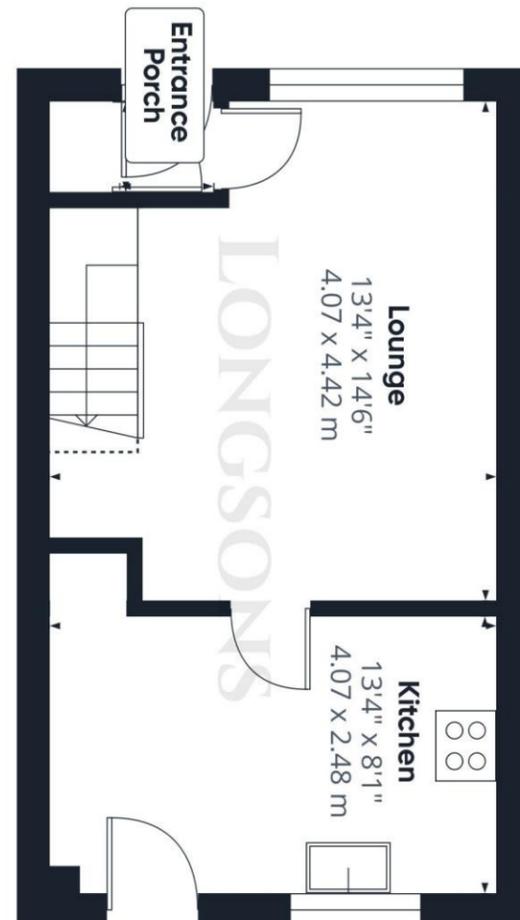




**Partridge Grove, Swaffham, PE37 7TQ**

Well presented two bedroom terraced house conveniently located within easy reach of Swaffham town centre. The property offers lounge, fitted kitchen, two double bedrooms, enclosed rear garden, garage, gas central heating and UPVC double glazing.

**Price £190,000 Freehold**





**Bedroom One**  
**13'4" (4.06m) x 11'9" (3.58m)**  
 Fitted wardrobes, two UPVC double glazed windows to front, radiator.

**Bedroom Two**  
**11'9" (3.58m) x 7'3" (2.21m)**  
 UPVC double glazed window to rear, radiator.

**Bathroom**  
 Panelled bath with mixer tap and shower attachments, WC, hand wash basin, partly tiled walls, radiator, obscure glass UPVC double window to rear.

**Outside Front**  
 Paved pathway leading to front door, to the side there is a driveway leading to a single garage.

**Single Garage**  
**16'6" (5.03m) x 8'5" (2.57m)**  
 Up and over door to front, driveway parking.

**Rear Garden**  
 Fully enclosed rear garden laid mainly to lawn, plants, trees and shrubs to beds and borders, wooden garden shed.

**Agent's Note**  
 EPC rating C73 (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.

- Well Presented Terraced House
- Two Double Bedrooms
- Close to Local Amenities
- Energy Efficiency Rating
- Garage, Parking and Enclosed Rear Garden
- Gas Central Heating and UPVC Double Glazing

Situated in the market town of Swaffham and conveniently located within easy reach of all the amenities, Longsons are delighted to bring to the market this two bedroom detached house. The property is well presented and offers lounge, kitchen, garage, enclosed rear garden, gas central heating and UPVC double glazing.

Briefly the property offers entrance porch, lounge, kitchen, two double bedrooms, bathroom, garage, garden, 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**  
 Storage cupboard.

**Lounge**  
**14'6" (4.42m) x 13'4" (4.06m)**  
 Stairs to first floor, UPVC double glazed window to front, radiator.

**Kitchen**  
**13'4" (4.06m) x 8'1" (2.46m)**  
 Range of fitted units to walls and floor, wood effect work surfaces over, inset stainless steel sink and drainer with mixer tap, tiled splashback, built-in electric oven and gas hob with extractor hood over, space and plumbing for washing machine, space for tall fridge/freezer, radiator, UPVC double glazed window to rear, UPVC double glazed external entrance door opening to rear garden.

**Stairs and Landing**  
 Loft access, cupboard housing hot water cylinder.

