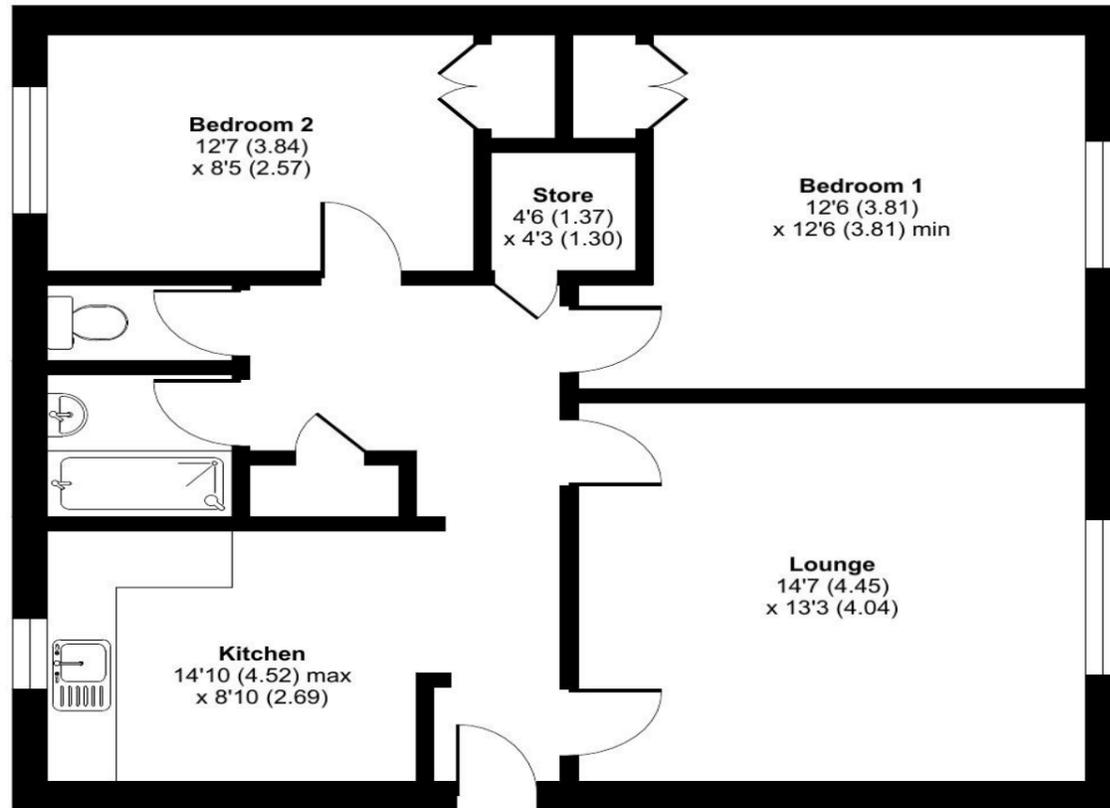


# Copper Hall, Swaffham, PE37

Approximate Area = 790 sq ft / 73.3 sq m

For identification only - Not to scale



GROUND FLOOR



## Copper Hall, Swaffham, PE37 7PL

CHAIN FREE! Spacious two bedroom ground floor flat situated within easy reach of Swaffham town centre. The property offers double glazing, modern electric heaters and garden.

**Offers Over £120,000 Leasehold**

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2025. Produced for Longsons. REF: 1347406



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

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**Separate WC**

Tiled splashback, obscure glass UPVC double glazed window to rear.

**Outside Rear**

Garden laid to shingle with flower beds, wooden corner shed, (in need of repair), wooden fence to perimeter.

**Agent`s Notes**

EPC rating E53 (Full copy available on request)  
Council tax band A (Own enquiries should be made via Breckland District Council)

**Agents Note**

Vendor has advised -  
88 Years remaining on the lease,  
Ground rent - £10,  
Service Charge 2025 - £1,031.04 Per annum

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.

- Spacious Ground Floor Two Bedroom Flat
- Swaffham Town Centre Location
- Garden
- Energy Efficiency Rating E53
- UPVC Double Glazing and Modern Electric Heating
- Available Chain Free!

Situated within easy reach of Swaffham town centre, Longsons are delighted to bring to the market this spacious two bedroom ground floor flat. The property comes with garden, UPVC double glazing and modern electric heaters.

Offered CHAIN FREE!

Briefly, the property offers entrance hall, lounge, kitchen, breakfast room, inner hall, two bedrooms, bathroom, separate WC, garden, modern electric heaters 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**

Entrance door to communal entrance.

**Lounge**

**14'7" (4.45m) x 13'3" (4.04m)**  
UPVC double glazed window to front, modern wall mounted electric heater.

**Kitchen/Breakfast Room**  
**14'10" (4.52m) Max x 8'10" (2.69m)**

Fitted kitchen units to walls and floor, work surface over, stainless steel sink unit with mixer tap and drainer, integrated electric oven and hob with extractor hood over, space and plumbing for washing machine, breakfast bar, built-in storage cupboard, tiled splashback, UPVC

double glazed window to rear, wall mounted electric radiator.

**Inner Hall**

Built-in cupboard housing hot water cylinder, large built-in storage cupboard, wall mounted modern electric heater.

**Bedroom One**

**12'6" (3.81m) x 12'6" (3.81m) Min**  
Built-in wardrobe, UPVC double glazed window to front, wall mounted modern electric heater.

**Bedroom Two**

**12'7" (3.84m) x 8'5" (2.57m)**  
UPVC double glazed window to rear, built-in wardrobe, wall mounted modern electric heater.

**Bathroom**

Bath with shower over, wash basin, towel radiator, obscure glass UPVC double glazed window to rear, tiled splashback.

