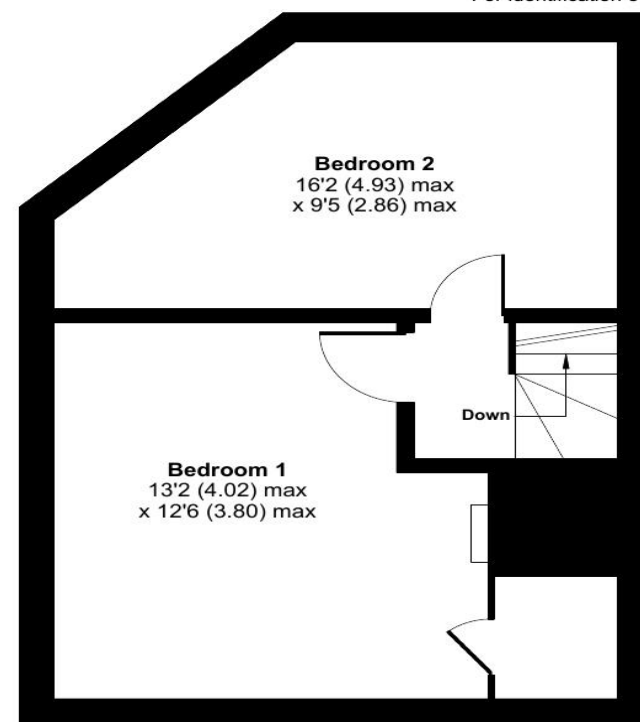




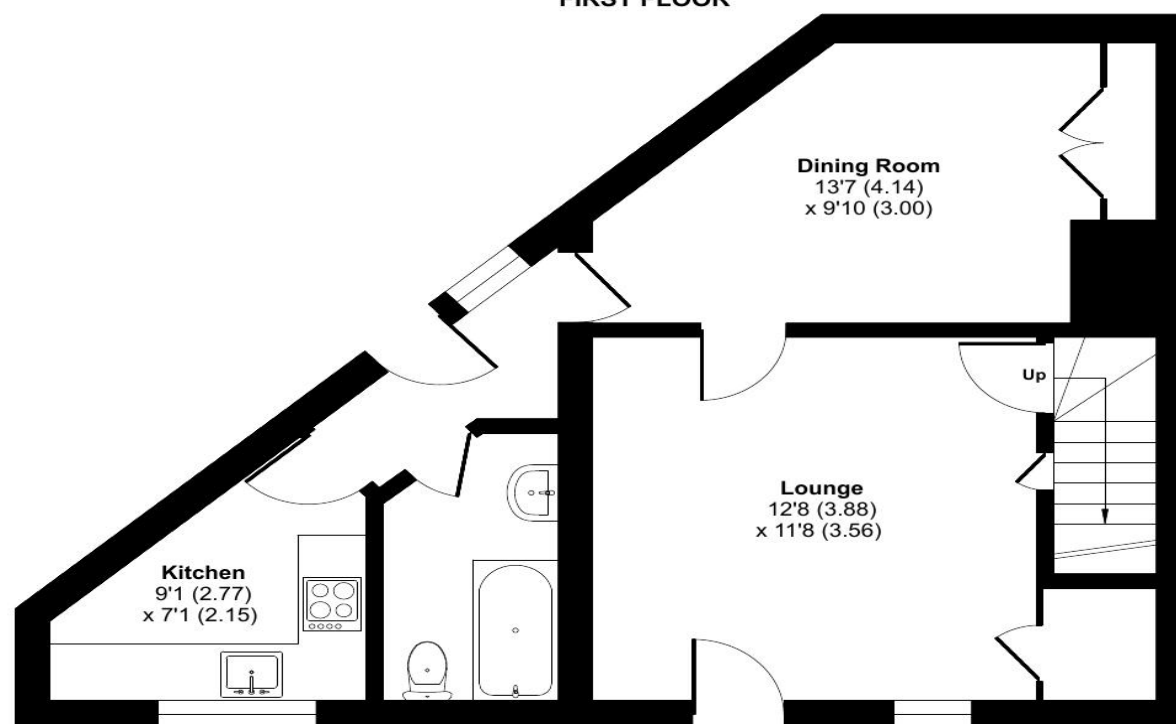
## Lynn Road, Swaffham, PE37

Approximate Area = 855 sq ft / 79.4 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2025. Produced for Longsons. REF: 1385792



### Lynn Road, Swaffham, PE37 7BB

CHAIN FREE! Very well presented, quirky, two bedroom end terrace character property situated within easy reach of Swaffham town centre. This fabulous property is full of charm and offers two reception rooms, garden, off road parking, gas central heating and UPVC double glazing. Viewing advised!

**Offers in Excess of £170,000 Freehold**

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>

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>



**Bedroom Two**  
**16'2" (4.93m) Max x 9'5" (2.87m) Max**

Sloping ceiling, exposed feature brickwork panel to one wall, exposed wooden beams to ceiling, wooden boards to floor, UPVC double glazed window to rear.

**Outside**

Right of way for neighbouring property directly to rear of property, separate rear garden on the other side of the right of way laid to lawn, paved patio seating area, brick built storage shed, wooden fence to perimeter, gated access to parking space at rear of garden.

**Agents Note**

EPC rating D62 (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.

- Charming Character Cottage
- Two Bedrooms
- Two Reception Rooms
- Energy Efficiency Rating D62
- Off Road Parking & Rear Garden
- Gas Central Heating
- UPVC Double Glazing
- Offered - CHAIN FREE!

Situated within easy reach of Swaffham town centre, Longsons are delighted to bring to the market this very well presented, quirky, two bedroom end terrace property. This fabulous property is full of charm throughout and offers two reception rooms, garden, off road parking, gas central heating and UPVC double glazing.

Viewing highly recommended and offered for sale CHAIN FREE!

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

**SWAFFHAM**

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' surgeries, 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**  
**12'8" (3.86m) x 11'8" (3.56m)**

UPVC double glazed entrance door to front, built in storage cupboards, door to staircase, UPVC double glazed window to front, two radiators.

**Dining Room**  
**13'7" (4.14m) x 9'10" (3m)**

Feature fireplace (not in use), built in storage cupboard, built in cupboard with space and plumbing for washing machine, UPVC double glazed entrance door opening to rear, UPVC double glazed window to rear and side.

**Side Lobby**

UPVC double glazed entrance door opening to side, obscure glass UPVC double glazed window to side.

**Kitchen**  
**9'1" (2.77m) x 7'1" (2.16m)**

Modern fitted kitchen units to wall and floor, worksurface over, enamel one and a half bowl sink unit with mixer tap and drainer, integrated electric oven with gas hob and extractor hood over, space and plumbing for dishwasher, wall mounted modern gas central heating boiler, tiled splashback, UPVC double glazed window to front.

**Bathroom**

Bathroom suite comprising bath with rainfall shower head over and separate hand shower attachment and shower screen, wash basin, WC, towel radiator, obscure glass UPVC double glazed window to front.

**Stairs & Landing**

**Bedroom One**  
**13'2" (4.01m) Max x 12'6" (3.81m) Max**

Cast iron feature fireplace (not in use), built in wardrobe, wooden boards to floor, UPVC double glazed window to side.

