



Coronation Grove, Swaffham, PE37 7LX

A Doer Upper!

Three bedroom semi-detached house, ready for updating, situated within easy reach of Swaffham Town Centre. The property a modern gas central heating boiler, UPVC double glazing, gardens and offers plenty of potential.
 Offered chain free.

Price £160,000 Freehold



Situated within easy reach of Swaffham town centre, Longsons are delighted to bring to the market, this three bedroom semi detached house ready for modernisation. The property offers plenty of potential with two reception rooms, gardens, modern gas central heating and UPVC double glazing.

Viewing highly recommended.

Offered for sale CHAIN FREE!

Briefly, the property offers entrance hall, lounge, dining room, kitchen, three bedrooms, bathroom, gardens, modern 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 as 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
Composite entrance door to front, stairs to first floor, UPVC double glazed window to side, radiator.

Dining Room
13'0" (3.96m) x 9'5" (2.87m)
Open fireplace, UPVC double glazed window to front, radiator.

Lounge
13'0" (3.96m) x 12'1" (3.68m)
UPVC double glazed window to rear, radiator.

Kitchen
8'9" (2.67m) x 6'11" (2.11m)
Fitted kitchen units to walls and floor, work surface over, stainless steel sink unit, space and plumbing for washing machine, space for cooker, built-in pantry, UPVC double glazed window to side, composite entrance door opening to rear.

Rear Porch and Outside Store
Obscure glass UPVC double glazed window to side.

Stairs and Landing
Loft access, UPVC double glazed window to side.

Bedroom One
13'2" (4.01m) x 10'7" (3.23m)
Built-in wardrobe, UPVC double glazed window to front, radiator.

Bedroom Two
11'1" (3.38m) x 11'6" (3.51m)
Feature fireplace, built-in cupboard housing modern gas central heating boiler, UPVC double glazed window to rear, radiator.

Bedroom Three
8'8" (2.64m) x 8'0" (2.44m)
UPVC double glazed window to front, radiator.

Bathroom
Suite comprising bath, hand wash basin, WC, obscure glass UPVC double glazed window to rear, radiator.

Agent's Notes
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.

- Semi-Detached House
- Three Bedrooms
- Two Reception Rooms
- Energy Efficiency Rating C70
- Ready for Modernisation
- UPVC Double Glazing
- Modern Gas Central Heating
- CHAIN FREE!

