

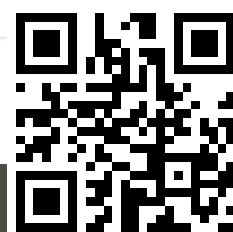
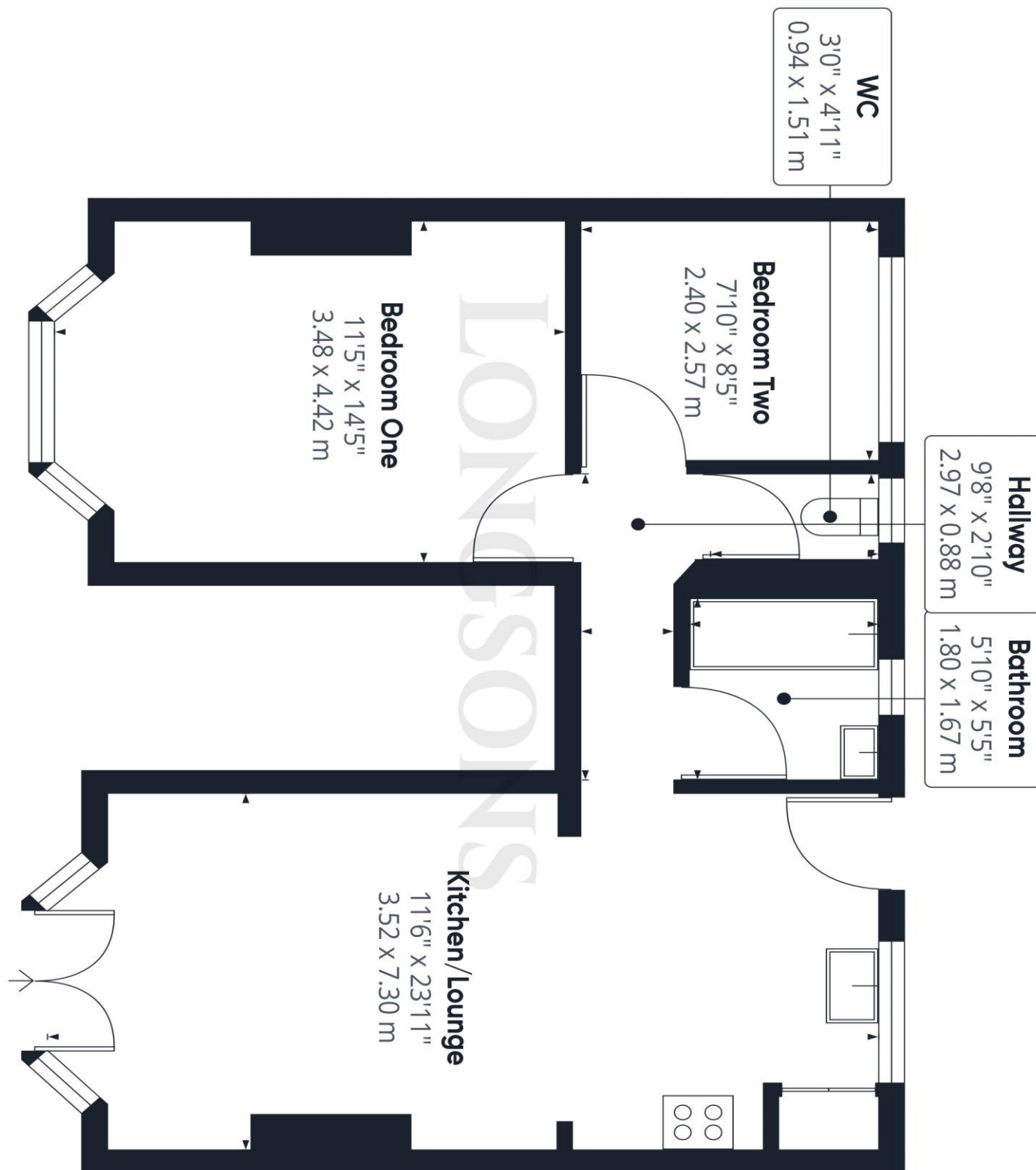


## Castle Acre Road, Swaffham, PE37 7HS

Two bedroom ground floor flat, conveniently situated close to local supermarkets and within easy reach of the town centre. Offering kitchen/living area, bathroom, cloakroom, parking, double glazing and gas central heating. Water rates included in the monthly rental figure.

**AVAILABLE IMMEDIATELY!**

**Price £680 pcm To Let**







### Bathroom

Bath with mixer tap and separate hand shower attachment, wash basin, tiled splashback, obscure glass double glazed window to rear aspect. extractor fan, radiator.

### WC

WC, obscure glass double glazed window to rear aspect.

### Outside

To the rear of the property is an amenities area for bins etc and where you can sit which is shared between flat A & B.

### Agent's Notes

EPC rating C72 (Full copy available on request)  
Council tax band A (Own enquiries should be made via Breckland District Council)

All photographs are provided for guidance only.

- Available Immediately
- Two Bedrooms
- Open Plan Kitchen/Lounge Area
- Gas Central Heating
- Double Glazing
- Designated Parking
- Water Rates Included in Monthly Rent

Conveniently situated close to local supermarkets and within easy reach of Swaffham town centre, Longsons are delighted to bring to the rental market this ground floor, two bedroom flat. The accommodation comprises of an open plan kitchen/living area separated by breakfast bar, a bathroom, cloakroom and two bedrooms. The property further benefits from gas central heating, double glazing, designated parking space and the monthly rent includes the water rates.

Swaffham is a popular Norfolk market town with a good selection of shops and restaurants. The town is well catered for with local supermarkets, an excellent Saturday markets, three doctors surgeries and free parking throughout the town. The city of Norwich approximately 30 miles, with excellent bus services to local villages and surrounding towns and villages.

The property is available immediately. Restrictions - No Pets & No Smokers.

Briefly, the property offers open plan kitchen/lounge, inner hall, two bedrooms, bathroom separate WC, parking, gas central heating and double glazing.

### Kitchen/Lounge 23'11" (7.29m) x 11'6" (3.51m)

Open plan kitchen/lounge with feature brickwork fireplace (currently not in use), walk in double glazed bay window to front aspect, fitted kitchen units to floor complemented by a work surface over, stainless steel sink unit with mixer tap and drainer, space for electric oven and hob with extractor hood over, space and plumbing for washing machine, space for under counter fridge/freezer, built-in cupboard housing gas central heating boiler, entrance door opening to rear aspect, double glazed window to rear aspect, two radiators.

### Hall

### Bedroom One 14'5" (4.39m) x 11'5" (3.48m)

Double glazed walk in bay window to front aspect, two radiators.

### Bedroom Two 8'5" (2.57m) x 7'10" (2.39m)

Double glazed window to rear aspect, radiator.

