





Nelson Crescent, Swaffham, PE37 7TB

william h brown

welcome to

Nelson Crescent, Swaffham

>>COMPLETED ONWARD CHAIN! A lovely 3 bedroom linked-detached family home, located in a pleasant cul-de-sac location, within easy reach of Swaffham town centre amenities and facilities. Further benefitting from a kitchen/dining room, ground floor w.c,, enclosed rear garden, driveway & garage!













Accommodation:
UPVC double glazed external entrance door opening to:

Entrance Hall
Staircase rising to the first floor landing, radiator, door opening to the lounge, further door opening to:

Ground Floor W.C
Suite comprising low level w.c and hand wash basin with tiled splash backs, radiator, wood effect flooring, UPVC double glazed obscure glass window to the front aspect.

Lounge
Radiator, carpet flooring, television and telephone points, UPVC double glazed window to the front aspect, French doors opening to:

Kitchen / Dining Room
A range of wall and floor mounted fitted kitchen units with work surfaces over, inset 1 1/2 bowl stainless steel sink unit with mixer tap, tiled splash backs and surrounds, built-in electric oven and inset hob with concealed cooker hood over, space and plumbing for washing machine and dishwasher, wall mounted gas fired central heating boiler, space for fridge-freezer, radiator, vinyl flooring, under-stairs storage cupboard, UPVC double glazed window to the rear aspect, UPVC double glazed sliding doors opening to the rear garden.

First Floor Landing
Airing cupboard, carpet flooring, UPVC double glazed window overlooking the side aspect, doors opening to all bedrooms and the family bathroom.

Bedroom 1
Radiator, carpet flooring, UPVC double glazed window overlooking the rear aspect.

Bedroom 2
Radiator, carpet flooring, UPVC double glazed window overlooking the front aspect.

Bedroom 3
Radiator, carpet flooring, UPVC double glazed window overlooking the rear aspect.

Family Bathroom
Suite comprising low level w.c, hand wash basin and panelled bath with mixer taps, shower and shower screen over, part tiled walls, radiator, extractor fan, vinyl flooring, UPVC double glazed window overlooking the front aspect.

Outside
To the front of the property, a driveway provides off-road parking and access to the garage. The remainder of the front garden is laid mainly to shingle with a pathway leading to the main entrance door.

A side access gate leads to the enclosed rear garden, which is laid mainly to lawn with a paved patio area and timber garden storage shed.

Garage
Up and over door to the front aspect, personal door into the rear garden, power and lighting connected.

Location
Swaffham is a historic market town, located approximately 30 miles from the Cathedral City of Norwich, 16 miles from King's Lynn, 17 miles from both Sandringham and Thetford Forest and 28 miles from the coastal town of Hunstanton. The beautiful Norfolk Broads are also only about an hour away. Swaffham boasts ample free parking within the town and has a small, social history museum, many public houses, restaurants and cafes, together with supermarket facilities and smaller shops. Within the town there are schooling facilities for all ages and sport and leisure facilities. Swaffham market is held every Saturday and has stalls including fresh meat, fruit & vegetables, cheeses, eggs, housewares, confectionery, tools and plants. There are direct train links to Cambridge and London Kings Cross from nearby Downham Market.

Council Tax Band
This property is Council Tax band C.

Please note that once a sale takes place, the Council Tax banding will be reviewed and may be subject to change.

Agents Note
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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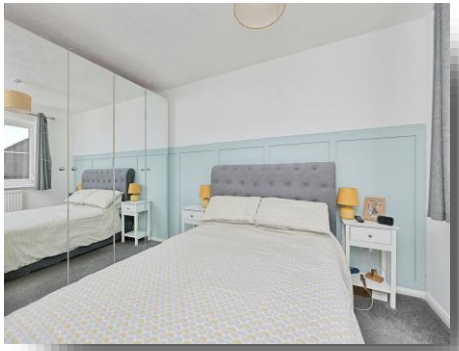
- 3 Bedroom linked-detached house
- Presented in excellent condition throughout
- Kitchen/dining room, Ground floor cloakroom
- Front & rear gardens
- Driveway off-road parking & garage
- Newly installed boiler providing gas fired central heating via a hive home system

Tenure: Freehold EPC Rating: D
Council Tax Band: C

directions to this property:

From the William H Brown Swaffham office, proceed along Lynn Street past Morrisons and at the traffic lights, turn right and continue south out of town along London Street. Take the left hand turn onto Watton Road and then take the third left hand turn into Heathlands. Proceed along and take the fourth right hand turn into Nelson Crescent. Bear around to the left and the property can be found in the bottom left hand corner.

£280,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/SFM111372

The Property Ombudsman

Property Ref:
SFM111372 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

william h brown

01760 721655

Swaffham@williamhbrown.co.uk

31-33 Market Place, SWAFFHAM, Norfolk, PE37 7LA

williamhbrown.co.uk

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