





Lynn Street, Swaffham, PE37 7AX

william h brown

welcome to

Lynn Street, Swaffham

>>EDGE OF TOWN LOCATION!! A Spacious 3 bedroom terraced property on the edge of Swaffham town centre. Benefitting from a generous lounge, farmhouse style kitchen, ground floor w.c., three good sized bedrooms, a contemporary family bathroom and a fully enclosed rear garden.













Accommodation:
Composite part glazed entrance door opening to:

Entrance Hall
Quarry tiled flooring, radiator, storage cabinets, UPVC double glazed fixed window to the front, internal stable style door to kitchen and further door opening to:

Lounge / Dining Room
Inset wood burning stove with stone hearth and feature brick built surround, wood flooring, television point, radiator, stairs rising to the first floor, alcove storage space, UPVC double glazed windows to the front and rear aspects.

Kitchen
A range of floor mounted kitchen units with work surfaces over, inset composite 1 & 1/2 sink bowl and drainer with mixer taps over, tiled splashbacks, space for electric cooker, space and plumbing for washing machine, space for free standing fridge/freezer, quarry tiled flooring, breakfast bar, two UPVC double glazed windows to the rear aspect, part glazed door opening to the rear garden.

First Floor Landing
Carpet flooring, split level with doors to all bedrooms and family bathroom.

Bedroom 1
Carpet flooring, radiator, feature fireplace with surround, built in wardrobes, loft access, UPVC double glazed window to the rear aspect.

Bedroom 2
Carpet flooring, radiator, UPVC double glazed window to the rear aspect.

Bedroom 3
Carpet flooring, radiator, UPVC double glazed window to the front aspect.

Family Bathroom
Suite comprising low level w.c, panelled bathtub with additional mains connected shower over and glazed shower screen, fully tiled walls behind, hand wash basin with mixer tap over, tiled flooring, radiator, double glazed roof window.

Outside
The property is approached by a paved pathway with access from the road.

To the rear of the property there is an enclosed garden area, currently set to wildflower and offering bundles of opportunity to personalise.

Location
Swaffham is an 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

Council Tax Band
This property is Council Tax band B.

Please note that once a sale takes place, the Council Tax band 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.

welcome to

Lynn Street, Swaffham

- Beautiful 3 bedroom terraced cottage
- Many retained character features
- Well proportioned accomodation
- Farmhouse style kitchen with breakfast bar
- Contemporary kitchen

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

directions to this property:

From our Swaffham office turn right onto Lynn Street where the property can be found on the right hand side clearly marked by our for sale board.

offers in excess of

£160,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/SFM110900

The Property Ombudsman

Property Ref:
SFM110900 - 0005

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

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.