





St. Johns Court, Swaffham, PE37 7DB

william h brown

welcome to

St. Johns Court, Swaffham

>>NO ONWARD CHAIN!! 2 Bedroom coach house situated within easy reach of Swaffham town centre! Benefitting from a large lounge, modern fitted kitchen, two good sized bedrooms & family bathroom! Outside the property there is off road parking & external lighting!!

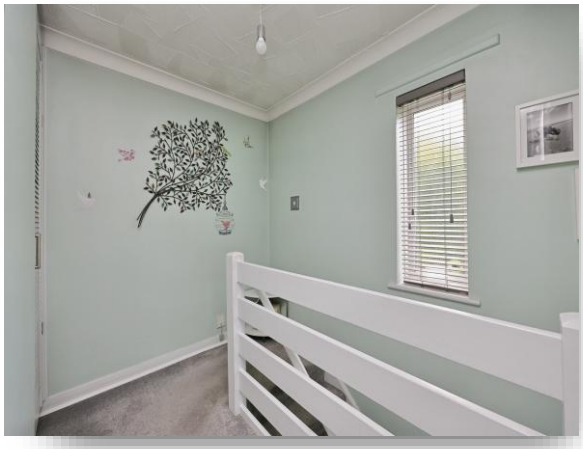












Accommodation:
UPVC part glazed external door opening to:

Inner Hall
Wood effect flooring, stairs rising to first floor, internal door opening to ground floor bedroom.

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

First Floor Landing
Carpet flooring, built in storage cupboard, two UPVC double glazed windows to the side aspect, internal doors opening to all first floor rooms.

Lounge
Carpet flooring, television point, inset ceiling spotlights, radiator, UPVC double glazed window to the front aspect.

Kitchen
A range of floor and wall mounted kitchen units with work surfaces over, inset stainless steel 1 & 1/2 bowl sink and drainer with mixer taps over, space and plumbing for washing machine, space for fridge/freezer, tiled splashbacks, wood effect flooring, heated towel rail, UPVC double glazed window to the side aspect.

Bedroom 1
Carpet flooring, radiator, UPVC double glazed window to the front aspect.

Family Bathroom
Suite comprising low level w.c., pedestal hand wash basin, panelled bathtub with electric shower over, fully tiled walls, vinyl flooring, heated towel rail, UPVC double glazed obscure glass window to the rear aspect.

Outside
The property is approached by a paved pathway with a timber gate allowing access to the front door complete with a storm canopy and external lighting.

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 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 B.

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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St. Johns Court, Swaffham

- 2 Bedroom coach house
- Modern fitted kitchen
- Lounge with inset ceiling spotlights
- Off road parking
- UPVC double glazed windows throughout

Tenure: Leasehold EPC Rating: D
Council Tax Band: B Service Charge: Ask Agent
Ground Rent: 1.00

This is a Leasehold property with details as follows; Term of Lease 999 years from 25 Mar 1978. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

directions to this property:

From Swaffham town centre take London Street and on the left hand side turn left into St Johns Court and right, where the property can be found clearly marked by our For Sale board.

£150,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/SFM111048

The Property Ombudsman

Property Ref:
SFM111048 - 0008

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.

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