



The Oaklands, Swaffham, PE37 7EL

welcome to

The Oaklands, Swaffham

>> NO ONWARD CHAIN! A spacious 3 bedroom semi-detached family home, requiring improvements and located in a popular development, within close proximity to Swaffham town centre, amenities and local schools. Boasting 2 reception rooms, rear porch/utility, gardens and driveway.



Accommodation:

UPVC part glazed entrance door opening to:

Entrance Hall

Tiled flooring, radiator, stairs rising to first floor, internal doors opening to the lounge, dining room and kitchen, UPVC double glazed obscure glass window to the side aspect.

Dining Room

Radiator, feature fireplace, UPVC double glazed windows to the front aspect.

Lounge

Radiator, telephone and television points, UPVC double glazed French doors opening to the rear garden.

Kitchen

A range of floor and wall mounted kitchen units with work surfaces over, inset sink and drainer, space for free standing cooker, space for washing machine, space for free standing fridge/freezer, radiator, tiled flooring, double glazed window to the side aspect.

Rear Hall

Tiled flooring, built in storage cupboard, internal door opening to:

Ground Floor W.C.

Tiled flooring, low level w.c., double glazed obscure glass window to the side aspect.

First Floor Landing

Exposed wood flooring, UPVC double glazed window to the side aspect, internal doors opening to all rooms.

Bedroom 1

Exposed wood flooring, radiator, built in wardrobes, double glazed window to the rear aspect.

Bedroom 2

Exposed wood flooring, built in wardrobes, radiator, double glazed window to the front aspect.

Bedroom 3

Exposed wood flooring, radiator, double glazed window to the front aspect.

Family Bathroom

Suite comprising low level w.c., panelled bathtub with taps over, exposed wood flooring, window to the rear aspect.

First Floor Cloakroom W.C.

Low level w.c., exposed wood flooring.

Outside

The property is approached by a shingle driveway, a paved pathway leads to the front door complete with external lighting and storm canopy. A timber gate allows access to the rear garden.

The rear garden is laid mainly to lawn with established plants and shrubs. There is a timber storage shed to the side with an additional brick built storage shed. A retained timber fence borders the garden.

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 band will be reviewed and may be subject to change.



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The Oaklands, Swaffham

- NO ONWARD CHAIN!,
- 3 Bedroom Semi-detached house
- Opportunity to upgrade and modernise throughout
- 2 Reception Rooms
- Built-in wardrobes to the main two bedrooms
- Gas fired central heating & double glazed windows
- Generous garden space

Tenure: Freehold EPC Rating: D

Council Tax Band: B

£190,000



directions to this property:

From the William H Brown Swaffham office, proceed along Lynn Street, pass Morrisons Daily and at the traffic lights, turn right. At the mini roundabout, take the first exit and continue south out of town along London Street. At the next mini roundabout, proceed straight over and take the left hand turn onto Watton Road. Take the left hand turn onto The Oaklands and then take the second left hand turn (also The Oaklands). The property will be found on left hand side hand side, identified by our William H Brown "For Sale" board.



Please note the marker reflects the postcode not the actual property

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Property Ref:
SFM111099 - 0002

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