



Lynn Street, Swaffham, PE37 7AX

welcome to

Lynn Street, Swaffham

EDGE OF TOWN LOCATION>> 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.



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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: Awaited
Council Tax Band: B

£170,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
SFM110900 - 0002

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