



Orford Road, Swaffham, PE37 7JJ

welcome to

Orford Road, Swaffham

>>INVESTMENT OPPORTUNITY!! - A 2 Bedroom bungalow benefiting from a close to town location with a lounge/kitchen, shower room, low maintenance gardens and brick outbuilding. The property was built to non-standard construction and would benefit from a course of refurbishment!



Accommodation:

Part glazed door opening to:

Entrance Hall

Built-in storage cupboards, wooden flooring, radiator, internal doors opening to all rooms.

Lounge / Kitchen

Radiator, wood effect flooring, UPVC double glazed window to the front aspect,

The kitchen area has a range of floor and wall mounted units with work surfaces over, inset stainless steel sink and drainer with taps over, built in eye level electric oven, inset electric hob, space for fridge freezer, wood flooring, UPVC double glazed window to the rear aspect.

Bedroom 1

Radiator, built-in storage cupboards, UPVC double glazed window to the rear aspect.

Bedroom 2

Radiator, built-in storage cupboards, UPVC double glazed window to the rear aspect.

Shower Room

Suite comprising low level w.c, vanity hand wash basin with storage under, walk in sliding door corner shower cubicle with electric shower unit, fully tiled walls behind, wood flooring, wood panelled walls, radiator, UPVC obscure glass window to the front aspect.

Outside

The property is approached by a footpath leading to the front door.

The enclosed corner plot garden is laid mainly to lawn with a brick built shed opposite the entrance door to the property.

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 hours' drive 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, 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 A.

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.



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welcome to

Orford Road, Swaffham

- Non-standard built 2 bedroom semi-detached bungalow
- Lounge / kitchen & shower room
- Low maintenance gardens & brick outbuilding
- Gas fired central heating & UPVC double glazed windows throughout
- Close to town and local amenities

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

guide price

£95,000

directions to this property:

From the William H Brown Swaffham office, proceed along Lynn Street, pass Morrisons Daily and at the traffic lights, bear left onto Station Road. Take the first right hand turn onto Sporle Road and then turn immediately left onto Northwell Pool Road. Follow the road to the end and bear left on to Sporle Road and onto Couhe Close. The property will be found on the right hand side, opposite Sporle Road.



Please note the marker reflects the postcode not the actual property

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Property Ref:
SFM111263 - 0004

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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