



Brancaster Way, Swaffham, PE37 7RY

welcome to

Brancaster Way, Swaffham

>>FOR SALE by AUCTION!! A well presented 2 bedroom detached bungalow, set amongst a select development in a quiet cul-de-sac location on the edge of Swaffham. Boasting a large kitchen, lounge, bathroom & separate cloakroom, well-tended front & rear gardens, off-road parking and a garage!



Accommodation:

UPVC double glazed external entrance door opening to:

Entrance Hall

Radiator, loft access, carpet flooring, door opening to the lounge, kitchen, the two bedrooms, the family bathroom and further door opening to:

Cloakroom W.C

Suite comprising low level w.c, hand wash basin, UPVC double glazed window to the front aspect.

Lounge

Feature fireplace with marble effect surround, radiator, television and telephone points, carpet flooring, UPVC double glazed window to the front aspect.

Kitchen

A range of wall and floor mounted fitted kitchen units with work surfaces over, inset stainless steel 1 1/2 bowl sink and drainer with mixer tap over, built-in eye-level electric double oven and gas hob with cooker hood over, tile effect flooring, radiator, UPVC double glazed windows to the rear aspect.

Utility Room

Work surface with space and plumbing for a washing machine under, space for a tumble dryer, space for a fridge/freezer, tiled flooring, UPVC double glazed window to the rear aspect and UPVC double glazed door opening to the garden, airing cupboard housing combi boiler.

Bedroom 1

Radiator, carpet flooring, shower cubicle, UPVC double glazed window to the rear aspect.

Bedroom 2

Radiator, television point, carpet flooring, UPVC double glazed window to the front aspect.

Family Bathroom

Suite comprising low level w.c, pedestal hand wash

basin, panelled bath with hand-held shower attachment, fully tiled walls, heated towel rail, fitted mirror, range of fitted cupboards and drawers, UPVC double glazed window to the rear aspect.

Outside

To the front of the property there is a well-tended lawn garden a dwarf hedge border, a useful side gate allows access to the rear garden. A driveway provides off-road parking and access to the garage, a pathway leads to the front entrance door.

The rear garden is ideal for relaxing or entertaining friends and family. Being laid mainly to lawn with a paved patio area, various flower and shrub beds, useful outdoor electrical sockets, outside tap, a timber garden storage shed, greenhouse and is enclosed by panelled fencing.

Garage

Electric roller door, power and lighting, outside tap, wall mounted fitted cupboards and shelving, personal door opening to the rear garden.

Location

Swaffham is a 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 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.

Council Tax Band

This property is Council Tax band C.

Please note that once a sale takes place, the Council Tax banding will be reviewed and may be subject to

change.

Important Notice

For each Lot, a contract documentation fee of £1,800 (inclusive of VAT) is payable to Barnard Marcus Auctions by the buyer. The seller may charge additional fees payable upon completion. If applicable, such fees are detailed within the Special Conditions of Sale. Buyers are deemed to bid in full knowledge of this.

The Guide Price

The Guide Price quoted must not be relied upon by prospective purchasers as a valuation or assessment of value of the property. It is intended to provide purchasers with an indication of the region at which the reserve may be set at the time of going to press. The guide price may be subject to variation and interested parties are advised to make regular checks for variations and should be aware that the reserve price may be either below or above the quoted guide price.

Prospective purchasers should also be aware that the eventual sale price may be above or below the guide level dependent upon competition, and should therefore not presume the guide to be indicative of the final expected sale price or the price the property is available at.

When setting the guide price, the auctioneers have given consideration to the seller's instructions in respect of their indicated reserve price at the time of instruction. The reserve price, (the level below which the property will not be sold), remains confidential between the seller and the auctioneer. The guide price therefore, is intended to indicate the region at which the reserve price is intended to be set. The seller will confirm their final reserve price close to the auction date and if appropriate the auctioneers may adjust the guide price to reflect this.

Whilst Barnard Marcus make every effort to ensure the safety and security of viewers at properties, we have not carried out a detailed Health & Safety



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welcome to

Brancaster Way, Swaffham

- NO ONWARD CHAIN!
- Well presented 2 bedroom detached bungalow
- Large fitted kitchen, utility and lounge
- Family Bathroom and cloakroom w.c
- Off-road parking & garage

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

guide price

£190,000

directions to this property:

From the William H Brown Swaffham office, proceed along Lynn Street past Morrisons and at the traffic lights, turn right and continue to the mini round-a-bout. Proceed straight over, taking Cley Road to the side of the White Hart public house and continue along out of town passing the recreation ground on the left hand side. Pass the turning for the Southlands development and take the next left hand turn into Wolferton Drive. Take the first right hand turn into Brancaster Way and then take the next right hand turn, also Brancaster Way, and the property can be found at the bottom of the cul-de-sac on the right 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:
SFM110969 - 0009

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