



Mill Farm Nurseries, Swaffham, PE37 7PH

welcome to

Mill Farm Nurseries, Swaffham

OPPORTUNITY TO MODERNISE>> A spacious 2 double bedroom detached bungalow on the edge of Swaffham town centre. Boasting a kitchen / dining room, front facing lounge, shower room, separate cloakroom w.c, corner garden plot, driveway, garage and more!!



Accommodation:

Part glazed external entrance door opening to:

Entrance Hall

Radiator, carpet flooring, airing cupboard and further storage cupboard, doors opening to all rooms

Lounge

Feature fireplace with electric fire and tiled surround, carpet flooring, radiator, UPVC double glazed window to the front aspect.

Kitchen / Dining Room

A range of wall and floor mounted kitchen units with work surfaces over, inset stainless steel sink and drainer with mixer tap over, space and plumbing for washing machine, space for fridge freezer, integrated electric oven and gas hob with cooker hood over, space for a fridge/freezer, tiled flooring to the kitchen and carpet to the dining area, wall mounted gas fired boiler, UPVC double glazed window to the rear, external door opening to the garden.

Bedroom 1

Built-in wardrobe, carpet flooring, radiator, UPVC double glazed window to the front aspect.

Bedroom 2

Built-in wardrobe, carpet flooring, radiator, UPVC double glazed window to the back aspect.

Shower Room

Suite comprising pedestal hand wash basin, double shower cubicle with glass screen and mains connected shower, fully tiled floor and walls, heated towel rail, shaving point, UPVC double glazed window to the rear aspect.

Separate Cloakroom W.C

Suite comprising low level w.c, radiator, tiled wall and flooring, UPVC double glazed window to the rear aspect.

Outside

The property is approached by a pathway leading to

the front door. A brickweave driveway provides off-road parking and leads to the single garage. The front garden is hard landscaped with a decorative shrub beds to the front and side of the bungalow.

The rear garden is accessed by a timber gate from the front and comprises of a variety of plants, flowers and shrubs, the garden is mainly hard landscaped with a patio seating area.

Garage

Up & over door, power sockets and lighting, window to rear aspect.

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 is also on an excellent bus route. There is 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, sport and leisure facilities and a popular golf club. 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 C.

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



view this property online williamhbrown.co.uk/Property/SFM111177



welcome to

Mill Farm Nurseries, Swaffham

- 2 Double bedroom detached bungalow
- Opportunity to update and modernise
- Large lounge and kitchen/dining room
- Corner garden plot
- UPVC double glazed windows throughout & gas fired central heating

Tenure: Freehold EPC Rating: D

Council Tax Band: C

£240,000



directions to this property:

From the William H Brown office continue to the lights and turn right, continue on London street, turn right onto Haspalls Road, take the first left hand turn onto Greenhoe Place, follow the road to the end and turn left on to Mill Farm Nurseries, follow the road round and the property is found on the corner identified by our For Sale board.



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/SFM111177



Property Ref:
SFM111177 - 0002

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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01760 721655



Swaffham@williamhbrown.co.uk



31-33 Market Place, SWAFFHAM, Norfolk, PE37 7LA



williamhbrown.co.uk