



Carter Close, Swaffham, PE37 8BY

welcome to

Carter Close, Swaffham

>>NO ONWARD CHAIN - A deceptively spacious 3 bedroom end-terraced home, located within this popular residential area, in easy reach of Swaffham town centre. Offering a modern fitted kitchen, lounge & separate dining room, ground floor w.c, enclosed rear garden and more!



Accommodation:

Composite external entrance door opening to:

Entrance Porch

Tiled flooring, door opening to:

Inner Hallway

Under-stairs storage cupboard, radiator, laminate flooring, doors opening to the ground floor bedroom, kitchen, rear lobby area and lounge, further door opening to:

Ground Floor Cloakroom W.C

Suite comprising low level w.c and wall mounted hand wash basin with tiled splash backs, laminate flooring.

Kitchen

A range of wall and floor mounted fitted kitchen units with work surfaces over, inset stainless steel sink and drainer unit, tiled splash backs and surrounds, space for an electric cooker, space and plumbing for washing machine, space for free-standing fridge-freezer, laminate flooring, radiator, UPVC double glazed window to the rear aspect.

Rear Lobby

Laminate flooring, internal door opening to the rear porch.

Lounge

Radiator, television and telephone points, laminate flooring, UPVC double glazed window to the rear aspect, open plan to:

Dining Room

Staircase rising to the first floor landing, radiator, laminate flooring, UPVC double glazed window to the front aspect.

Ground Floor Bedroom

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

First Floor Landing

Airing cupboard, carpet flooring, doors opening to both first floor bedrooms and the family bathroom.

Bedroom 1

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

Bedroom 2

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

Family Bathroom

Suite comprising low level w.c, hand wash basin, panelled bath with mixer tap and shower over, part tiled walls, radiator, laminate flooring, UPVC double glazed window to the rear aspect.

Outside

To the front of the property, there is a lawned garden with a pathway leading to the main entrance door.

The fully enclosed rear garden is laid mainly to lawn with a walkway leading to the rear entrance door, gated access to the bottom of the garden opens to the parking area.

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 banding will be reviewed and may be subject to change.

Agnet 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

Carter Close, Swaffham

- 3 bedroom staggered end-terraced house
- The property has benefited from a course of refurbished
- Modern fitted kitchen & 2 reception rooms
- Family bathroom & ground floor cloakroom w.c
- Enclosed rear garden

Tenure: Freehold EPC Rating: D

Council Tax Band: B

offers in excess of

£170,000



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 south out of town along London Street. Pass the schools on the right hand side and take the left hand turn onto Sandringham Way, take the first left into Carter Close where the property will be found on the left 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:
SFM111131 - 0005

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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