



**Orford Road, Swaffham, PE37 7JJ**

**welcome to**

**Orford Road, Swaffham**

>>NO ONWARD CHAIN - A modern 3 bedroom terraced home, located within easy walking distance of Swaffham town centre. The property has undergone a course of refurbishment by the current owners including fitted kitchen and bathroom, lounge, bedrooms, parking and rear gardens.



### Accommodation

UPVC front entrance door with storm canopy over opening to

### Entrance Hall

Radiator, wood effect flooring, carpeted stairs rising to first floor landing, doors to kitchen and further door opening to:

### Lounge

19' 10" x 10' 10" max ( 6.05m x 3.30m max )

Radiator, television points, wood effect flooring, UPVC double glazed window to the front and rear aspect.,.

### Kitchen

11' 7" max x 7' 6" max ( 3.53m max x 2.29m max )

A range of wall and floor mounted fitted kitchen units with work surfaces over, inset sink and drainer with mixer tap, tiled splashbacks, integrated electric oven and hob, space and plumbing for washing machine, space for fridge/freezer, radiator, flooring, under stairs storage cupboard, UPVC double glazed window to rear aspect along with UPVC double glazed door

### First Floor Landing

Carpet flooring, loft access and doors leading to all rooms.

### Bedroom 1

12' 2" x 9' 10" ( 3.71m x 3.00m )

Radiator, carpet flooring, UPVC double glazed window overlooking the front aspect

### Bedroom 2

8' 2" x 7' 6" ( 2.49m x 2.29m )

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

### Bedroom 3

8' 1" x 8' 4" ( 2.46m x 2.54m )

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

### Bathroom

Brand new bathroom suite comprising low level w.c, vanity hand wash basin with storage under, panelled bath with shower over, part tiled walls, , UPVC double glazed obscure glass window overlooking the rear aspect.

### Outside

The front of the property is approached by a walkway leading to the front entrance door and a gravelled driveway offers off-road parking.

The rear garden is set to lawn with a brick-built outbuilding, patio and pathways. The garden is fully enclosed.

### 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.

### Agents Note

William H Brown understand that this property is of non-standard construction, this property can only be purchased by cash buyers

### 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**

- Well presented 3 bedroom terraced house
- refurbished with a newly installed fitted kitchen & bathroom
- Built to non-standard construction
- Gas fired central heating & UPVC double glazed windows
- Driveway off-road parking

Tenure: Freehold EPC Rating: C

Council Tax Band: A

**£150,000**



### **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 right onto Orford Road. The property will be found further down on the left hand side.



Please note the marker reflects the postcode not the actual property

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Property Ref:  
SFM111123 - 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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**william h brown**



**01760 721655**



[Swaffham@williamhbrown.co.uk](mailto:Swaffham@williamhbrown.co.uk)



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



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**