



Orchard Place, Swaffham, PE37 7NR

welcome to

Orchard Place, Swaffham

>> NO ONWARD CHAIN! A 3 bedroom semi-detached home, which has in recent months undergone a full programme of renovation, modernisation and improvement. Located within walking distance of Swaffham town centre and boasting a re-fitted kitchen & bathroom, 2 reception rooms, enclosed rear garden & more!



Accommodation:

UPVC part glazed external entrance door opening to:

Entrance Hall

Staircase rising to the first floor landing with under-stairs storage cupboard, carpet flooring, door opening to:

Lounge

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

Ground Floor Shower Room

Suite comprising low level w.c, pedestal hand wash basin, shower cubicle with wall mounted electric shower, tiled walls behind and a glazed shower screen, heated towel rail, UPVC double glazed window to the side aspect.

Dining Room

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

Kitchen

Newly installed kitchen with a range of contemporary wall and floor mounted fitted kitchen units with work surfaces over, inset stainless steel sink and drainer with mixer tap, built-in electric oven and hob with cooker hood over, space and plumbing for washing machine, concealed wall mounted gas fired central heating boiler, radiator, inset ceiling spotlights, UPVC double glazed window to the side and rear aspects, UPVC part glazed external entrance door opening to the rear garden, door opening to:

Ground Floor Cloakroom W.C

Suite comprising low level hand wash basin, wall mounted hand wash basin with tiled splash backs, radiator, UPVC double glazed window to the rear aspect.

First Floor Landing

Carpet flooring, UPVC double glazed window overlooking the side aspect, doors opening to all rooms.

Bedroom 1

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

Bedroom 2

Built-in wardrobes, radiator, carpet flooring, UPVC double glazed window overlooking the rear aspect.

Bedroom 3

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

Outside

To the front of the property, there is a low maintenance, gravelled, garden area with a pathway leading to the main entrance door and a timber gate opening to the garden.

The low maintenance rear garden is fully enclosed with a patio seating area and an outside tap.

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 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 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 B.

Please note that once a sale takes place, the Council

Tax band will be reviewed and may be subject to change.

Agents Note

The Land Registry title has yet to be updated with the vendor's details. Please ask the branch for more details.

Agents Note

The property currently doesn't have a lowered curb to allow for off-road parking but the seller has used the frontage to park there car.

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

Orchard Place, Swaffham

- NO ONWARD CHAIN!
- Fully renovated and modernised 3 bedroom semi-detached house
- Presented in excellent condition throughout
- Modern fitted kitchen and shower room
- 2 reception rooms

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: B

directions to this property:

Exit the town area via Cley Road and continue past the right hand turning for Whitsands Road, the property is located on the right hand side just before the turning for Orchard Place identified by our William H Brown For Sale board

£210,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
SFM111279 - 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.

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