



Mill View Terrace, Lynn Road, Swaffham, PE37 7AY

welcome to

Mill View Terrace, Lynn Road, Swaffham

A non-estate 3 double bedroom, three storey town house, conveniently located for Swaffham town centre amenities and facilities. The property further benefits from a master bedroom with en suite shower room, 17' kitchen/dining room, enclosed rear garden and 2 off-road parking spaces!
NO ONWARD CHAIN!



Accommodation:

UPVC part glazed entrance door opening to:

Entrance Hall

Tile effect flooring, radiator, stairs rising to the first floor, internal doors opening to all ground floor rooms.

Ground Floor W.C.

Suite comprising low level w.c., pedestal hand wash basin with mixer taps over, tiled splashbacks, radiator, tile effect flooring.

Kitchen / Dining Room

A range of floor and wall mounted kitchen units with work surfaces over, inset stainless steel sink and drainer with mixer tap over, tiled splashbacks and surrounds, built-in electric oven and inset gas hob with concealed cooker hood over, space for free standing fridge freezer, space and plumbing for washing machine, integrated dishwasher, radiator, inset ceiling spotlights, tile effect flooring, space for a dining table, UPVC double glazed window to the front aspect.

Lounge

Carpet flooring, two radiators, television and telephone points, UPVC double glazed patio doors opening to the rear garden.

First Floor Landing

Carpet flooring, radiator, internal doors opening to all first floor rooms, stairs rising to second floor.

Bedroom 1

Carpet flooring, radiator, UPVC double glazed window to the rear aspect, internal door opening to:

En Suite Shower Room

Suite comprising low level w.c., vanity hand wash basin with storage under, tiled splashbacks and surrounds, corner walk in shower cubicle with mains powered shower over and fully tiled walls behind, tile effect flooring, radiator.

Bedroom 2

Carpet flooring, radiator, UPVC double glazed window to the front aspect.

Family Bathroom

Suite comprising low level w.c., vanity hand wash basin with storage under, panelled bathtub with shower over, fully tiled walls, radiator, tile effect flooring, UPVC double glazed obscure glass window to the front aspect.

Second Floor Landing

Carpet flooring, internal door opening to:

Bedroom 3

Carpet flooring, radiator, UPVC double glazed windows to the front and rear aspect.

Outside

The property is approached by a paved pathway leading to the front door, a storm canopy and external lighting complete the front.

The rear garden is laid mainly to lawn with a paved patio seating area directly outside the patio doors, a timber built storage shed sits to the rear and is bordered by a retained timber fence.

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.

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

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

Mill View Terrace, Lynn Road, Swaffham

- 3 double bedroom three storey town house
- Modern fitted 17' kitchen/dining room
- En suite shower room & separate family bathroom
- Ground floor cloakroom
- Enclosed rear garden & 2 off-road parking spaces

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

offers in excess of

£230,000



directions to this property:

From the William H Brown Swaffham office, proceed along Lynn Street, which then becomes Lynn Road and 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:
SFM111303 - 0003

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