



Otter Road, Swaffham, PE37 8JE

welcome to

Otter Road, Swaffham

PUBLIC NOTICE William H Brown are now in receipt of an offer for the sum of £200,000 for Otter Road. Anyone wishing to place an offer on this property should contact William H Brown Swaffham@williamhbrown.co.uk 01760 721655 before exchange of contracts.



Accommodation:

Composite part glazed entrance door opening to:

Entrance Hall

Staircase rising to the first floor landing, built-in storage cupboard, radiator, doors opening to the lounge/diner and kitchen, further door opening to:

Ground Floor W.C

Suite comprising close coupled w.c, wall mounted hand wash basin, tiled splash backs and surrounds, radiator, extractor fan, UPVC triple glazed window to the front aspect.

Kitchen

A comprehensive range of wall and floor mounted fitted kitchen units with work surfaces over, inset stainless steel 1 1/2 bowl sink and drainer with mixer tap, tiled splash backs and surrounds, built-in electric Bosch oven and gas hob with concealed extractor hood over, integrated fridge-freezer, integrated dishwasher, plumbing for a washing machine, concealed gas fired central heating boiler, radiator, tiled flooring, UPVC triple glazed window to the front aspect, opening to:

Lounge / Dining Room

Radiator, television point, telephone point, internet connection point, storage cupboard, UPVC triple glazed windows to the rear and UPVC double glazed French doors opening to the rear garden.

First Floor Landing

Airing cupboard, doors opening to all bedrooms and the family bathroom.

Master Bedroom

Radiator, television point, UPVC triple glazed window overlooking the rear aspect, door opening to:

En Suite Shower Room

Suite comprising close coupled w.c, pedestal hand wash basin with mixer tap, walk-in shower cubicle with inset tiling and shower unit, part tiled walls, heated towel rail, tiled flooring, extractor fan, UPVC

triple glazed window overlooking the side aspect.

Bedroom 2

Radiator, UPVC triple glazed window overlooking the front aspect.

Bedroom 3

Radiator, UPVC triple glazed window overlooking the rear aspect.

Family Bathroom

Suite comprising close coupled w.c, pedestal hand wash basin with mixer tap and panelled bath with shower screen and shower attachment over, part tiled walls, heated towel rail, tiled flooring, extractor fan, UPVC triple glazed window overlooking the front aspect.

Outside

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

The rear garden boasts a paved patio seating area located to the immediate rear of the property, with steps leading up to a raised garden area, which is laid mainly to lawn with plant and shrub borders. A rear gate provides access to the driveway and en-bloc garage.

Garage

Electric up and over door, power sockets, lighting,

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 on the outskirts, 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.

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.

Agents Note

Please note that any services, heating system or appliances have not been tested, and no warranty can be given or implied as to their working order.



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welcome to

Otter Road, Swaffham

- NO ONWARD CHAIN
- 3 bedroom end-terraced house
- Offering the opportunity to modernise throughout
- Fitted kitchen with integrated appliances
- En suite shower room, ground floor w.c and family bathroom

Tenure: Freehold EPC Rating: B

Council Tax Band: C

£220,000



directions to this property:

From the William H Brown Swaffham office, proceed along Lynn Street, pass Morrisons and at the traffic lights, turn right. At the mini roundabout, take the first exit and continue south out of town along London Street. This road merges onto Brandon Road. Proceed along and take the left hand turn onto the Abel Homes site, which is Otter Road. Continue along and the property will be found on the right hand side.



Please note the marker reflects the postcode not the actual property

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Property Ref:
SFM111298 - 0006

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.



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