



94
Lancaster Road

92
Lancaster Road

92 Lancaster Road, Swaffham
Swaffham



Minors & Brady

92 Lancaster Road

Swaffham, Swaffham

65% Shared ownership. Being well-maintained throughout and offered chain-free, this semi-detached home offers a practical and versatile layout, ideal for everyday living. Bright accommodation is arranged over two floors, with generous room sizes, an open-plan kitchen/dining with ample appliance space, and a good sense of natural light throughout. The property benefits from energy-efficient features and low running costs, alongside a private, enclosed garden and off-road parking for two vehicles. Set within a community-focused area of Swaffham, it enjoys easy access to local walks, bus routes, and the local market.

Location

Swaffham is a historic market town in west Norfolk, known for its traditional market atmosphere and strong community spirit. The town has hosted a market for over 800 years, with a bustling outdoor market on Saturdays offering a variety of local produce, alongside an indoor market on Fridays at the Assembly Rooms. Regular bus services connect Swaffham to surrounding villages and larger centres, with modern bus shelters enhancing the local transport experience.

Lancaster Road benefits from proximity to green spaces and countryside walking routes that extend from the town. The marketplace provides a backdrop for community events, while the twice-weekly markets foster a sense of rhythm and place for residents. A range of shops, services, eateries, and leisure opportunities are close at hand, and nearby paths encourage easy access to outdoor walks and local amenities on foot.

M&B





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£250,000
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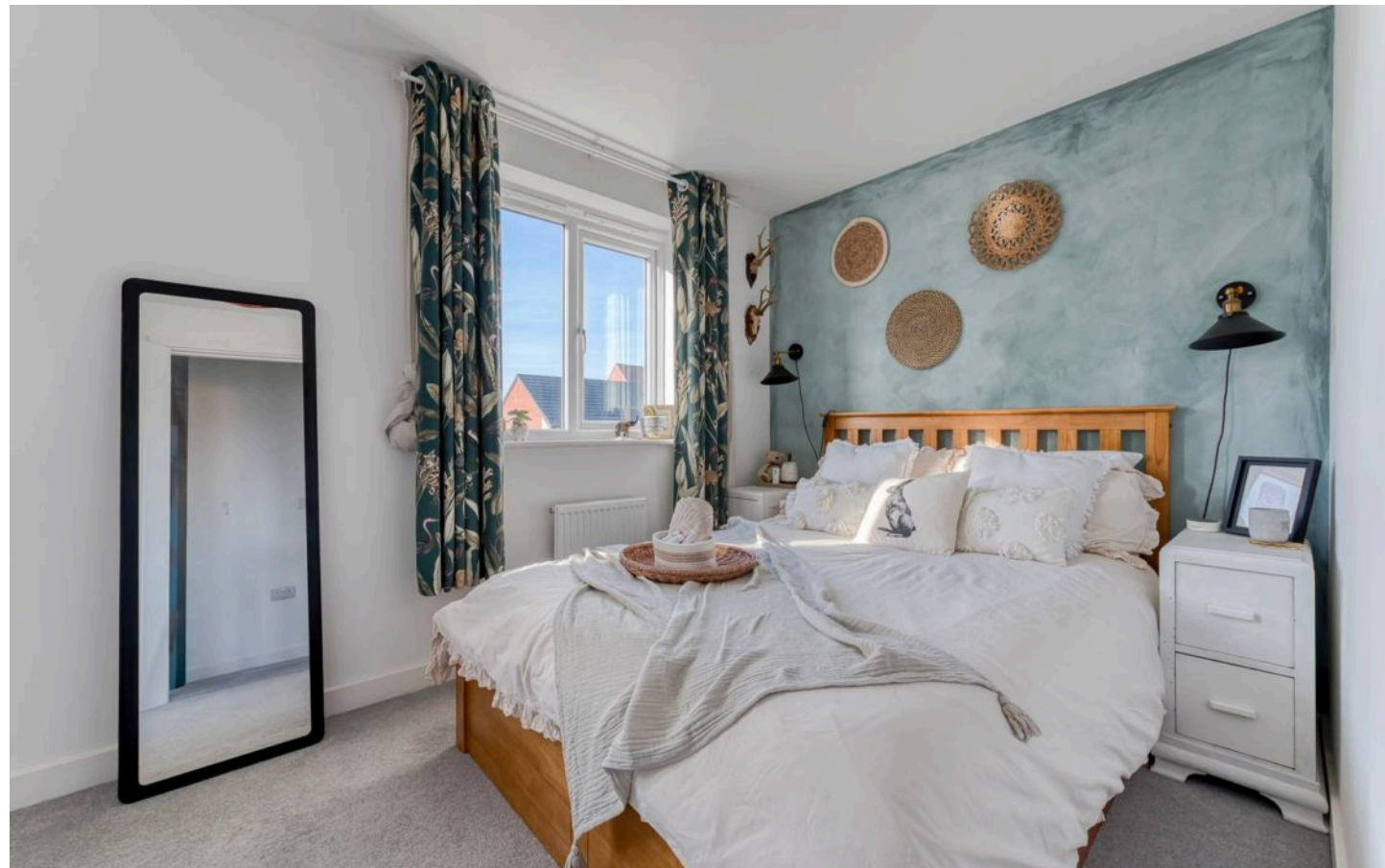
Swaffham, Swaffham

Lancaster Road, Swaffham

The entrance area introduces the home with a convenient ground-floor WC nearby. From here, the layout flows into the main living spaces. The living room provides comfortable proportions, abundant natural light, and flexible furniture arrangements, creating a relaxed environment for both everyday life and entertaining. A useful understair storage cupboard adds practicality without intruding on the living space.

The kitchen and dining room form a functional, well-sized environment for cooking and dining. There is ample space for both under-counter and freestanding appliances, along with an integrated oven. Double doors open to the rear garden, allowing light to fill the space and connecting indoors and outdoors during warmer months.

Upstairs, the property provides two well-proportioned bedrooms are arranged off the central landing. The main bedroom is generously sized, accommodating furniture while maintaining an open area, and includes a built-in cupboard. The second bedroom is well balanced in scale and lends itself equally well to use as a guest room, home office or flexible living space.



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Swaffham, Swaffham

The first-floor bathroom is neatly arranged and designed for straightforward use. It is fitted with a bath complete with an overhead shower and divider screen, allowing for flexibility between bathing and showering. The layout is efficient and functional, serving both bedrooms comfortably and maintaining a clean, uncluttered feel.

Externally, the home benefits from a private, enclosed rear garden that offers a practical outdoor space for relaxation and casual use. A storage shed is positioned within the garden, providing useful space for outdoor equipment or general storage. To the front, the property is served by two allocated parking spaces, with additional nearby parking available for visitors, ensuring day-to-day convenience.

Agents Note

Leasehold - 117 Years Remaining

Ground Rent - £206.03/month

Service Charge - £52.09 incl. building insurance

Council Tax Band B

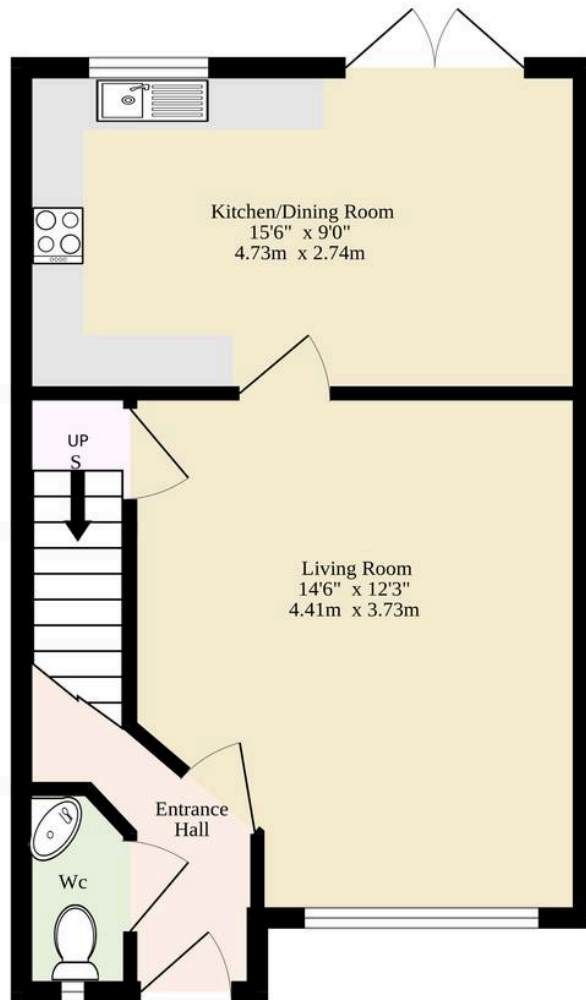
Heating system- Gas Central Heating

Property is connected to mains water, electricity, gas, and drainage

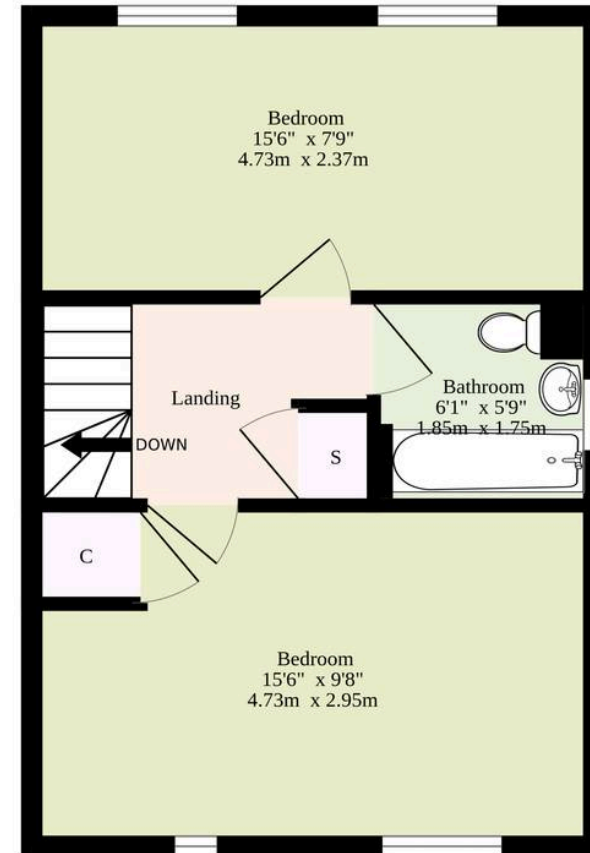


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Ground Floor
397 sq.ft. (36.9 sq.m.) approx.



1st Floor
371 sq.ft. (34.5 sq.m.) approx.



TOTAL FLOOR AREA : 768 sq.ft. (71.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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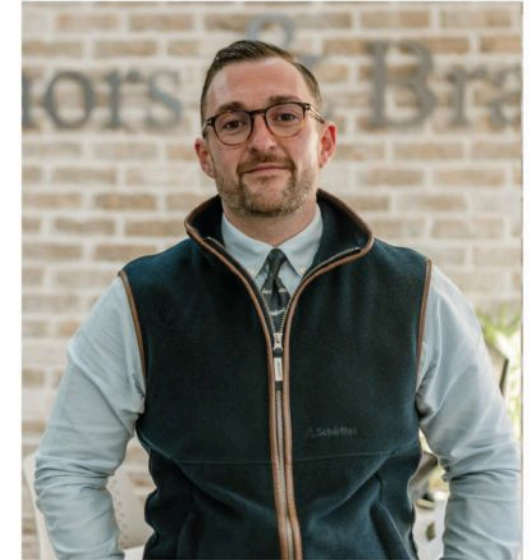
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