



**Montagu Close, Swaffham, PE37 7EQ**

**welcome to**

**Montagu Close, Swaffham**

A beautifully presented 2 bedroom end terraced house, located in a popular area of Swaffham. The property benefits from a lounge and fitted kitchen, conservatory, enclosed rear garden and allocated off-road parking! Viewing is highly recommended!



**Accommodation:**

UPVC part glazed external entrance door opening to:

**Entrance Porch**

UPVC double glazed window to the side aspect, built in storage cupboard, internal door opening to:

**Lounge**

14' 11" x 12' 7" ( 4.55m x 3.84m )

Television and telephone points, carpet flooring, staircase rising to first floor landing, UPVC double glazed window to the front and side aspect.

**Kitchen**

12' 7" x 8' ( 3.84m x 2.44m )

A range of wall and floor mounted fitted kitchen units with wood effect work surfaces over, inset stainless steel sink and drainer, tiled splash backs and surrounds, space for electric cooker, space for under counter fridge and freezer, space and plumbing for washing machine, UPVC double glazed window to the rear aspect and UPVC part glazed door opening to:

**Conservatory**

8' x 7' 4" ( 2.44m x 2.24m )

Of brick and UPVC double glazed window construction, internally complemented by vinyl flooring and power sockets. French style doors opening to the rear garden.

**First Floor Landing**

Loft access, carpet flooring, doors opening to all first floor rooms.

**Bedroom 1**

12' 7" Max x 10' 1" To Wardrobe ( 3.84m Max x 3.07m To Wardrobe )

Radiator, built in wardrobes, carpet flooring, UPVC double glazed windows overlooking the rear aspect.

**Bedroom 2**

12' 7" x 7' 4" Max ( 3.84m x 2.24m Max )

Radiator, carpet flooring, built in wardrobe, UPVC double glazed windows overlooking the front aspect.

**Bathroom**

Suite comprising low level w.c, hand wash basin with mixer tap over and storage under, panelled bath with fitted shower screen, stainless steel mixer taps and additional mains powered shower over, tiled splash backs and surrounds, vinyl flooring, UPVC double glazed window overlooking the side aspect.

**Outside**

The front of the property has a lawned area with decorative flower pots and a pathway to the front porch.

The rear garden is laid mainly to lawn with a paved patio seating area, plant and shrub bed borders, garden storage shed and a side access gate.

The property also benefits from a communal off-road parking area located to the rear.

**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 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, 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 A.

Please note that once a sale takes place, the Council Tax band will be reviewed and may be subject to

change.



**view this property online** [williamhbrown.co.uk/Property/SFM110397](http://williamhbrown.co.uk/Property/SFM110397)



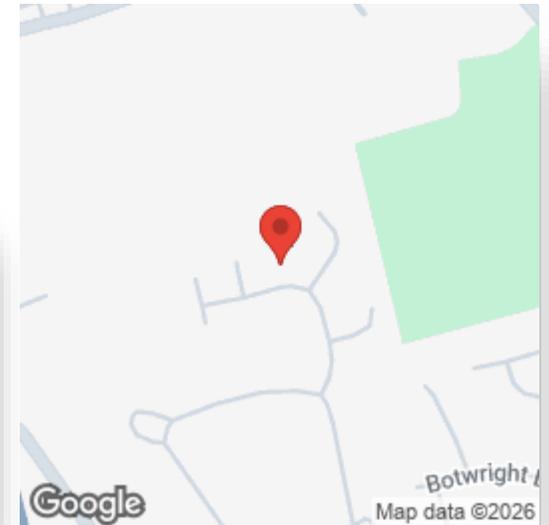
welcome to

## Montagu Close, Swaffham

- 2 Bedroom end terrace house
- Fitted kitchen and conservatory
- Good size lounge
- Enclosed rear garden
- Allocated off-road parking

Tenure: Freehold EPC Rating: D  
Council Tax Band: A

**£190,000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/SFM110397](http://williamhbrown.co.uk/Property/SFM110397)



Property Ref:  
SFM110397 - 0008

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.



william h brown



**01760 721655**



Swaffham@williamhbrown.co.uk



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



**williamhbrown.co.uk**