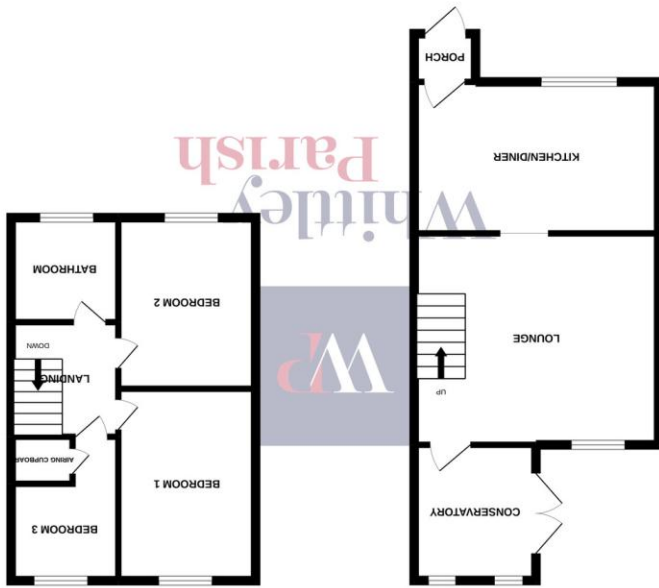




Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



1ST FLOOR
339 sq ft (31.3 sq m) approx

GROUND FLOOR
414 sq ft (38.4 sq m) approx

Viewing Arrangements
Strictly by appointment

Contact Details

4/6 Market Hill
Diss Norfolk
IP22 4JZ

sales@whittleyparish.com
01379 640808

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



High Street, Attleborough, NR17 2BS

Guide Price £250,000 - £260,000

Occupying a fantastic town centre location, this three bedroom terraced house offers spacious accommodation along with private rear garden, en bloc garage and off street parking.

- Town centre location
- Garage and parking
- Private rear garden
- Freehold
- Walking distance to amenities
- Gas central heating
- Council Tax Band B
- Energy Efficiency Rating D.



Property Description

Attleborough is a thriving market town located between Norwich and Thetford in the district of Breckland. The town has a fantastic variety of shops and supermarkets, a primary and secondary school, a sports hall, doctors' surgeries, dentists, opticians, banks and building societies, restaurants and take away's. There is also a weekly market held on Thursdays. The town also benefits from excellent road links being close to the A11 and having a train station on the main line between Norwich and Cambridge.

Occupying a prime town centre location, this three bedroom terraced house is a must see! The property has been lovingly maintained by the current owner and over recent years has been upgraded to include the installation of a gas central heating boiler, Upvc double glazed windows and doors and conservatory to the rear. The ground floor offers an entrance porch, kitchen/diner, lounge and conservatory. Upstairs are three bedrooms, two of which are generous doubles and a family bathroom.

The property benefits from private rear garden which is mainly laid to patio for ease of maintenance with a mixture of plants and shrubs and is enclosed by fencing. There is a gate and pathway leading through a communal grassed area to the en bloc single garage with up and over door. There is an allocated parking space in front of the garage and additional communal parking can be found nearby.

The accommodation is as follows:

ENTRANCE PORCH 3' 8" x 2' 11" (1.135m x 0.901m)

Space for coats and shoes, door through to:

KITCHEN/DINER 15' 2" x 9' 4" (4.627m x 2.856m)

A well proportioned room with ample space for table and chairs, plumbing for washing machine and dishwasher, space for under counter appliances, space for fridge freezer, front aspect window and archway leading to:

LOUNGE 15' 2" x 12' 11" (4.631m x 3.960m)

A warm and welcoming room with feature fireplace and electric fire, tv point, rear aspect window giving views to the garden, staircase leading to the first floor and door to:

CONSERVATORY 8' 4" x 7' 5" (2.558m x 2.286m)

Upvc double glazed conservatory with polycarbonate roof and French doors giving access to the rear garden.

LANDING

Recently upgraded stylish solid wood and glass banister. Doors to all bedrooms and bathroom.

BEDROOM ONE 11' 11" x 8' 2" (3.633m x 2.511m)

A well proportioned double bedroom with rear aspect window.

BEDROOM TWO 10' 6" x 8' 9" (3.215m x 2.670m)

Another double bedroom with front aspect window.

BEDROOM THREE/STUDY 6' 2" x 6' 3" (1.881m x 1.915m)

With potential to be used as a study/office. Rear aspect window and door to airing cupboard which is shelved and houses the gas central heating boiler which has been installed in recent years by the current owner.

BATHROOM 5' 8" x 5' 8" (1.743m x 1.736m)

Three piece suite in white comprising of bath with shower over, hand wash basin and W/C. Floor to ceiling tiles and front aspect obscured window.

