



**Norwich Street, Hingham Norwich NR9 4JJ**

**welcome to**

**Norwich Street, Hingham Norwich**

Calling all first time buyers & investors! A modern, two bedroom apartment located within the charming village of Hingham, a 10-minute drive to the nearest town of Attleborough. The property is immaculately presented, offering a generous lounge, comfortable bedrooms & allocated parking. Must View!



## Description

Attention first time buyers & investors! William H Brown are delighted to offer to the market this immaculately presented, two bedroom apartment, situated within the charming village of Hingham.

This beautifully finished home offers spacious internal accommodation, including a light & airy lounge & a modern kitchen offering ample space for appliances. The two bedrooms are both of comfortable sizes, with one currently being used as a home office, and are serviced by the contemporary bathroom.

Outside, you will find allocated off-road parking for one vehicle.

## Entrance Hall

Door to the front.

## Lounge / Diner

13' 6" x 16' 7" ( 4.11m x 5.05m )

Glazed window to the front. Electric heater.

## Kitchen

10' 6" x 5' 1" max ( 3.20m x 1.55m max )

This fitted kitchen includes both wall & base units with work surfaces over, a stainless steel sink & drainer unit, a low-level electric oven & an electric hob with stainless steel cooker hood over. There is also space for an under-counter fridge/freezer, as well as space & plumbing for a washing machine. Glazed window to the side.

## Bedroom One

Glazed window to the front. Electric heater.

## Bedroom Two

9' 6" x 7' 9" ( 2.90m x 2.36m )

Glazed window to the front. Electric heater.

## Bathroom

Fitted with WC, wash hand basin & bath with electric shower over. Glazed window to the front. Radiator.

## Outside

Outside, you will find allocated off-road parking for one car.

## Agents Notes

We have been informed by the vendor that the ground rent and service charge will be covered from April 2025 for the year.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



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## Norwich Street, Hingham Norwich

- Two bedroom first floor apartment
- Fitted kitchen
- Generous lounge
- Allocated parking
- Chain free!

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: 550.40

Ground Rent: 50.00

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jul 1990. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

**£140,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
ATB109416 - 0010

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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



**01953 452990**



[Attleborough@williamhbrown.co.uk](mailto:Attleborough@williamhbrown.co.uk)



Exchange Street, ATTLEBOROUGH, Norfolk,  
NR17 2AB



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**