Residential Property

Ashbank
15 Low Road
Hingham
Norfolk
NR9 4NG

Guide Price £375,000 - £400,000
Ashbank is set in a 'leafy' non-estate position nestled away on the edge of Hingham. The town is picturesque and famed for its ancestral links to one time US president, Abraham Lincoln, to which a local café on The Fairlands still promotes the name. A large part of Hingham's popularity is down to its useful facilities, shops and local businesses which are centred around the pretty Market Place. The town also has a primary school and doctors surgery, which in recent years (2016) voted within the top 10 surgeries in England. Several other market towns including Wymondham, Attleborough and Dereham are all within 10 miles from Hingham, with Norwich also just 14 miles away. Norwich is a historic and popular university city offering a vibrant entertainment scene, with numerous independent shops, bars and restaurants, as well as excellent shopping facilities. The city offers good transport links with a central railway and bus station and an international airport located just a few miles north of the city.

- Established, detached family home
- 4 double bedrooms
- Non-estate position
- Would benefit from some modernisation
- Oil fired central heating
- Mature gardens and front aspect
- Dining room and separate study/office
- Ample parking
The Property
The house has an established feel, with good, spacious accommodation through both floors. The living room is dual aspect and opens to a dining room with French doors onto the rear garden. The inviting hallway leads to the spacious kitchen and a further reception room which could be used as a study/office or even ground floor bedroom. A real feature in this home is the large, galleried landing which has a useful airing/store cupboard and doors which leads off the nicely proportioned bedrooms - all of which are doubles. Whilst the property does require some modernisation, there is scope to transform back into a stunning family home!

Outside
The hard standing driveway provides a driveway with ample parking, which in turn leads to the single garage. There is also a generous front lawn with hedging to the front border. The rear garden is laid to lawn with patio and raised 'koi-carp' fish pond and wooden summer house. Pleasant views over the neighbouring 'Gallops' can be seen from the first floor rear.

Services
Mains electricity, water and drainage are connected to the property. An oil fired central heating boiler provides domestic hot water and heating.

Directions
From Norwich, take the B1108 in direction of Watton. Proceed through the villages of Barford, and Kimberley and then continue for a further 3 miles before entering the market town of Hingham. Travel towards the town along Norwich Road, passing the Co-op supermarket and then take the next left hand turning into Hall Lane, which continues into Hall Moor Lane. After a short distance take the right hand turning into Low Road and the property will be found on the right hand side.

Viewing
Viewings are strictly by appointment with TW Gaze.

Freehold
Ref: 2/17789/RM
Important Notice
TW Gaze for themselves and for their Client give notice that:
1. The particulars have been prepared to give a fair description for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice.
2. All descriptions, dimensions, areas, distances, reference to condition and necessary permissions for use and occupation and other details are given in good faith but should not be relied upon as statements or representations of fact. The text, photographs and plans are for guidance only and are not necessarily comprehensive.
3. No person in the employment of TW Gaze has any authority to make or give any representations or warranty whatever in relation to this property on behalf of TW Gaze, nor enter into any contract on behalf of the Vendor.
4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn.
5. It should not be assumed that the property has all necessary planning, building regulation or other consents.
6. TW Gaze have not tested any service, equipment or facilities.
While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

In accordance with the latest Money Laundering Regulations we are now required to obtain proof of identity and address from prospective purchasers before solicitors can be instructed.