Residential Property

51 Chapel Road
Attleborough
NR17 2DU

Price: £225,000
Location
The property is located in a quiet position in town and yet just a short walk from the shops, supermarkets and general amenities that this vibrant market town has to offer. Attleborough offers a good selection of local shops, businesses and schooling and is very well located only around 17 miles south west of Norwich. Attleborough is also fortunate to offer several good transport options, with a regular rail service into Norwich, Ely and Cambridge from where there are connections in to London kings Cross. The A11 dual carriage way also runs on the edge of the town and allows for speedy access into Norwich and out of the county.

- Victorian terraced cottage
- Long rear garden
- Large detached garage
- Beautifully presented
- Converted attic space
- Quiet position
- Walking distance of amenities
The Property
This pretty mid terraced house is the classic 'Tardis' being so much bigger than it first appears. The owners have done much to improve the house and it now stands as a very attractive and well presented family home with much of the original character retained whilst giving modern comforts. One of the major changes has been the conversion of the attic into a versatile room which is bright and airy. Both bedrooms are quite generous double rooms. The ground floor is the real surprise with two lovely reception areas and a well fitted and bright kitchen. Leading off is a small lobby and the quite roomy bathroom.

Outside
The small front garden is attractively planted giving a good impression to the house. The main garden is to the rear and extends to over 50ft deep by around 16 wide with a stone patio close to the house, a length of lawn with path to one side and various flower borders. At the far end is a further area of ground on which is a useful garden shed and the remainder is shingled providing a parking area. The garage is off lying and measures 6.75m by 3.77m (22' by 12'4) with storage above, overhead door and security camera. The garage is approached via a shared drive way access with the other properties in the terrace.

Agents Note
This house has the benefit of a right of access over the adjacent property for wheelie bin access.

The adjacent property has a right of access over the far end of the garden to get to the rear garages.

Services
Mains water, electricity, gas and drainage are connected to the property. Gas fired boiler providing heating to radiators and domestic hot water.

Directions
From the A11, head south and take the first exit for Attleborough. Proceed towards the town along Norwich Road and continue along Connaught Road heading around the one way system in the town centre. Take the left turning onto the High Street and just after Sainsburys, turn right into Chapel Road. Number 51 is a little way along on the left.

Viewing
Strictly by appointment with TW Gaze.

Freehold

Ref: 2/18027/SS
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.