



Yew Tree Road, Attleborough

Guide Price £110,000- £120,000 Freehold

Energy Efficiency Rating : TBC

- ✓ Ideal FTB or BTL
- ✓ First Floor Maisonette
- ✓ Allocated Parking
- ✓ Open Plan Living
- ✓ Kitchen/Breakfast Room
- ✓ Private Ground Floor Entrance
- ✓ One Double Bedroom
- ✓ Family Bathroom with Shower

To arrange an accompanied viewing please call our Centralised Hub on 01603 336116





This FIRST FLOOR MAISONETTE offers SPACIOUS ACCOMMODATION and ALLOCATED PARKING. Situated within a SHORT WALK to the TOWN CENTRE, the property would be an ideal FIRST TIME BUY or BUY TO LET investment. From the ground floor, stairs lead to a spacious landing, where the property offers uPVC DOUBLE GLAZED windows and electric WIFI enabled heating, with the accommodation including an OPEN PLAN sitting/dining room, and adjacent HIGH GLOSS kitchen/breakfast room with space for appliances. The top floor offers ONE DOUBLE BEDROOM, a useful UTILITY CUPBOARD and family bathroom with a SHOWER OVER the BATH.

LOCATION

The market town of Attleborough has a great range of amenities including independent local shops, supermarkets, bars, doctors, transport links and schooling. Situated between Norwich and Thetford, access to the A11 offers a good link between Norwich, Cambridge and the A14 along with other major road links.

DIRECTIONS

You may wish you use your Sat-Nav (NR17 2RD), but to help you...From the A11 heading from Norwich, take the second slip road signposted Attleborough, just prior to the Attleborough bypass. At the bottom of the hill, bear left, turning right onto Cyprus Road. Turn left onto Yew Tree Road, and bear right, where the property can be found on the right hand side, indicated by our For Sale board.

AGENTS NOTE

The vendor has advised there is approximate 93 years remaining on lease. A charge of £410.40 per annum is payable to the freeholder. - Breckland District Council. Our vendor has confirmed they haven't been asked to pay any leasehold or service charge costs during their full ownership.

The property fronts Yew Tree Road with off road parking adjacent.

uPVC obscure double glazed entrance door to:

ENTRANCE HALL

Fitted carpet, telephone point, stairs to first floor landing.

STAIRS TO FIRST FLOOR LANDING

Fitted carpet, wall mounted Wi Fi enabled electric heater, stairs to second floor landing, uPVC double glazed window to front, coved ceiling, door to:

KITCHEN/BREAKFAST ROOM

12' 5" x 6' 10" (3.78m x 2.08m) High gloss fitted range of wall and base level units with complementary rolled edge work surfaces, and inset sink and drainer unit with mixer tap, tiled splash backs, inset electric ceramic hob and built-in electric oven with extractor fan, vinyl flooring, space for fridge freezer and dish washer, under cupboard lighting, plinth level lighting, uPVC double glazed window to front, breakfast bar, coved ceiling, opening to:

SITTING ROOM

15' 11" x 11' Max. (4.85m x 3.35m) Wall mounted electric flame effect fire, fitted carpet, Wi Fi enabled electric heater, uPVC double glazed window to side and rear x2, television point, coved ceiling.

STAIRS TO SECOND FLOOR LANDING

Fitted carpet, uPVC double glazed window to side, built-in airing cupboard with storage shelving, utility cupboard housing washing machine and tumble dryer, and velux window to rear, coved ceiling with loft access hatch, doors to:

DOUBLE BEDROOM

9' 11" x 10' 1" Max. Restricted Head Height. (3.02m x 3.07m) Fitted carpet, Wi Fi enabled electric heater, uPVC double glazed window to front, coved ceiling with loft access hatch.

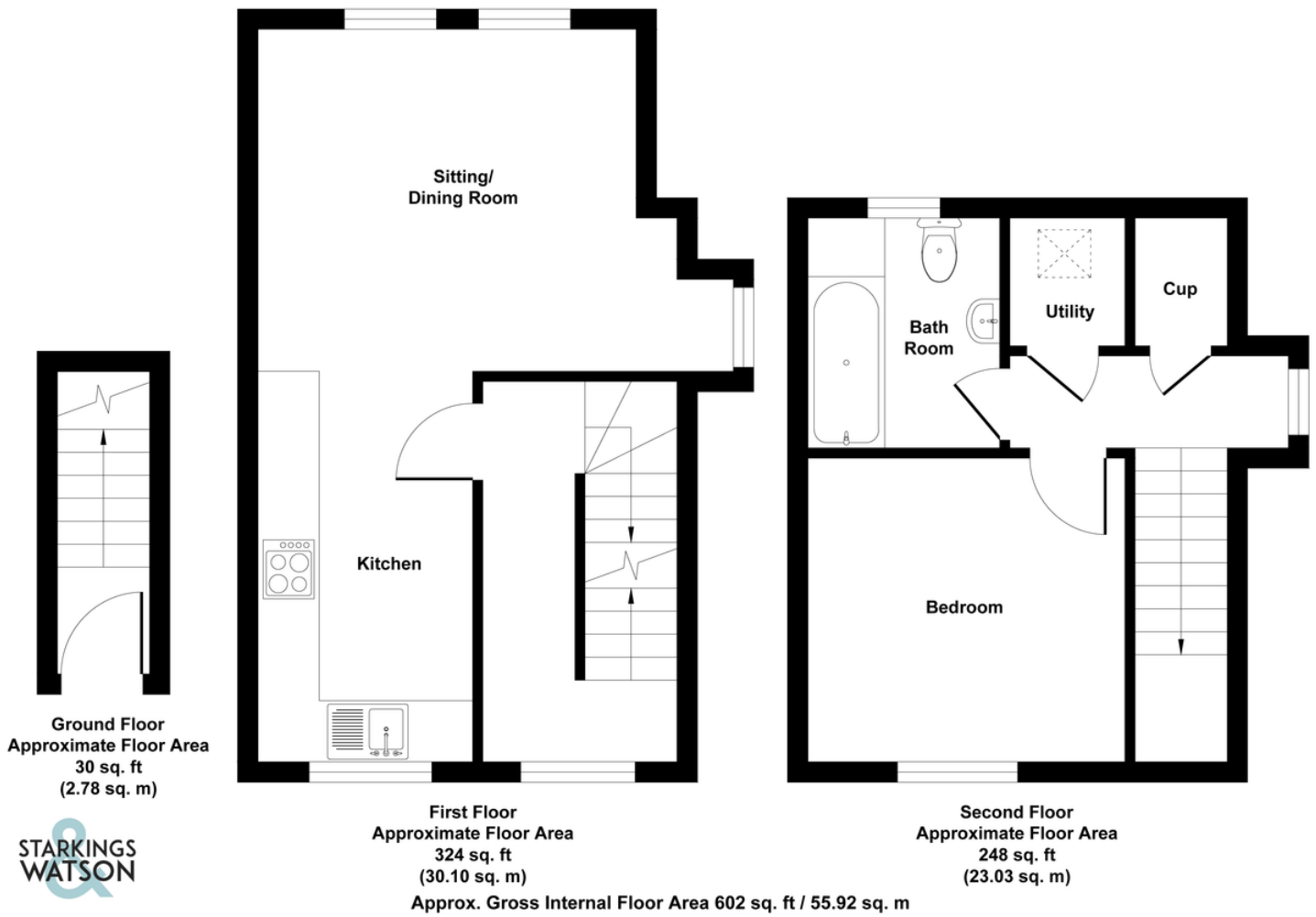
FAMILY BATHROOM

Three piece suite comprising low level W.C, hand wash basin set within vanity unit with storage cupboard under and mixer tap over, tiled shaped bath with mixer shower tap, tiled splash backs, tiled effect flooring, wall mounted electric heater, velux window to rear, coved ceiling.

ALLOCATED PARKING

Allocated off road parking is provided for one vehicle.





Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only 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

Centralised Hub:

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