



Connaught Road, Attleborough

Offers in Region of
£318,500



- Semi detached three / four bedroom town centre property
- Offering approximately 1200 sq ft of living space
- Sitting on a generous plot 140 ft x 30ft
- Off road parking for 2/3 cars in front of and beside property
- Could be used for business premises as previous owner had living room as office
- Walking distance from all town centre amenities
- Minutes from regular bus and rail services to Norwich and Cambridge
- Close to sought after local schools
- Easy access to the main A11 for commuting to Norwich and Cambridge
- No forward chain / quick sale possible

Property Description

Moneyproperties present this three/four bedroom semi detached town centre property with no forward chain, so a quick sale is possible.

This three / four bedroom town centre property comprises of entrance hall, 14ft Living room, 13 ft dining room / bedroom four, kitchen, utility room and family bathroom on the ground floor, landing, three double bedrooms and a shower room on the first floor. Outside you have a 10ft x 30ft frontage, parking in front and beside property for 2/3 cars, more parking in rear if needed, and approximately 100ft rear garden. The property is ideally placed for all town centre amenities including supermarket, shops, clubs and societies, minutes from regular bus and rail services to Norwich and Cambridge, sought after local schools, and the main A11 for commuting to Norwich and Cambridge by road.

This would make a perfect home for those working from home or anyone who would like to run a business from home as was previously used as an office for a local company using living room as office space and making the dining room the living room.

Agents Notes -

We understand the property will be sold freehold, connected to all mains services with gas central heating and cavity wall construction. We have been made aware that the property broadband is supplied by BT and has good mobile signal/coverage.

The current electrical supplier is SKY and water supplier is Anglian Water.

This can be checked at [HTTP://CHECKER.OFCOM.ORG.UK/](http://CHECKER.OFCOM.ORG.UK/)

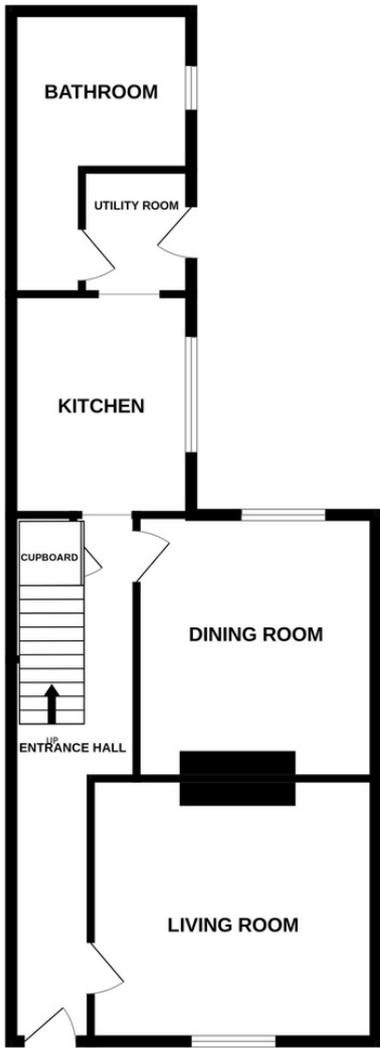
The flood risk is low and can be checked at [HTTP://WWW.GOV.UK/CHECK-LONG-TERM-FLOOD-RISK](http://WWW.GOV.UK/CHECK-LONG-TERM-FLOOD-RISK)

Council tax band B, EPC - D, Freehold

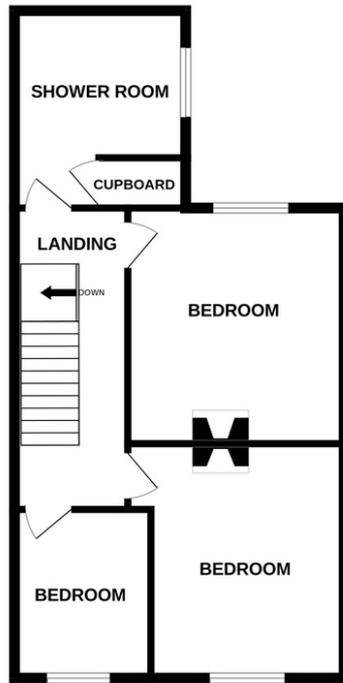


Floorplan and Room Measurements

GROUND FLOOR
662 sq.ft. (61.5 sq.m.) approx.



1ST FLOOR
554 sq.ft. (51.5 sq.m.) approx.



- ENTRANCE HALL - 8.28M X 1.65M (27'2" X 5'5")
- LIVING ROOM - 4.24M X 3.96M (13'11" X 13'0")
- DINING ROOM / POSSIBLE BEDROOM 4 - 3.94M X 3.63M (12'11" X 11'11")
- KITCHEN - 3.3M X 2.72M (10'10" X 8'11")
- UTILITY ROOM - 1.78M X 1.68M (5'10" X 5'6")
- BATHROOM - 2.49M X 2.36M (8'2" X 7'9")
- BEDROOM ONE - 3.91M X 3.68M (12'10" X 12'1")
- BEDROOM TWO - 3.91M X 3.53M (12'10" X 11'7")
- BEDROOM THREE - 2.82M X 2.26M (9'3" X 7'5")
- SHOWER ROOM - 2.64M X 2.26M (8'8" X 7'5")
- PLOT SIZE - 42.67M X 9.14M (140'0" X 30'0")
- FRONTAGE - 3.05M X 9.14M (10'0" X 30'0")
- REAR GARDEN - 30.48M X 9.14M (100'0" X 30'0")



Agents Note: Whilst every care has been taken to prepare these 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/tenants are advised to recheck the measurements.



Wymondham

Money Properties 16
 Market Street
 Wymondham
 NR18 0BB

United Kingdom

Contact Number

01953 423 006 (Option 1)

Email Address

post@moneyproperties.co.uk

Attleborough

Money Properties
 Exchange Street
 Attleborough
 NR17 2AB

United Kingdom

Contact Number

01953 423 006 (Option 2)

Email Address

info@moneyproperties.co.uk

Money Lettings

Money Lettings
 6A Whartons Court
 Wymondham
 NR18 0UQ

United Kingdom

Contact Number

01953 601300

Email Address

post@moneylettings.co.uk



WWW.MONEYLETTINGS.CO.UK

WWW.MONEYPROPERTIES.CO.UK