



Rectory Gardens | Hingham | NR9 4RG  
Offers Over £140,000

twgaze



# 44 Rectory Gardens | Hingham | NR9 4RG Offers Over £140,000

Well presented 1 bedroom, ground floor apartment. 20' living/dining room with open fireplace. Patio doors onto lawned garden. Single garage. Located within sought after town of Hingham. No onward chain. Leasehold.

- Ground floor 1 bedroom apartment
- Spacious living/dining room with open fireplace
- Patio doors opening onto lawned garden
- Fitted kitchen
- Within the sought after town of Hingham
- No onward chain
- Single garage en-bloc
- Leasehold

## The Location

Hingham is a small South Norfolk market town enjoying a wide range of independent shops and local businesses, all within walking distance. The White Hart is prominently placed and is well regarded pub/restaurant and hotel. The town offers a primary school, public library, sports hall and playing field with tennis courts, dental surgery and large medical centre. Norwich is just 15 miles to the east and the ever popular market town of Wymondham is only 7 miles away. Hingham is also close to the newly dualled A11 providing a quick access to Newmarket Cambridge, Norwich and London. Railway stations at Wymondham and Attleborough provide regular







services to Norwich, Cambridge, and London. Regular half hourly bus services run to Norwich, via either the UEA (University of East Anglia) and the hospital.

#### The apartment

Ideal purchase for either first time buy, or investment purposes, the property offers spacious accommodation which comprises a wide entrance hallway with storage cupboards, good size 20' living/dining room with French doors opening onto the garden. Fitted kitchen and bathroom along with double bedroom.

#### The Outside

The apartment includes a single garage (en-bloc) and a small, enclosed garden with fence and laurel hedge surround.

#### Leasehold

For information regarding the lease, please contact the Wymondham sales office.

#### Services

Mains electricity with modern individual electric wall heaters, mains water, mains drainage.

#### How to get there

[what3words.com/offhand.expose.soonest](http://what3words.com/offhand.expose.soonest)

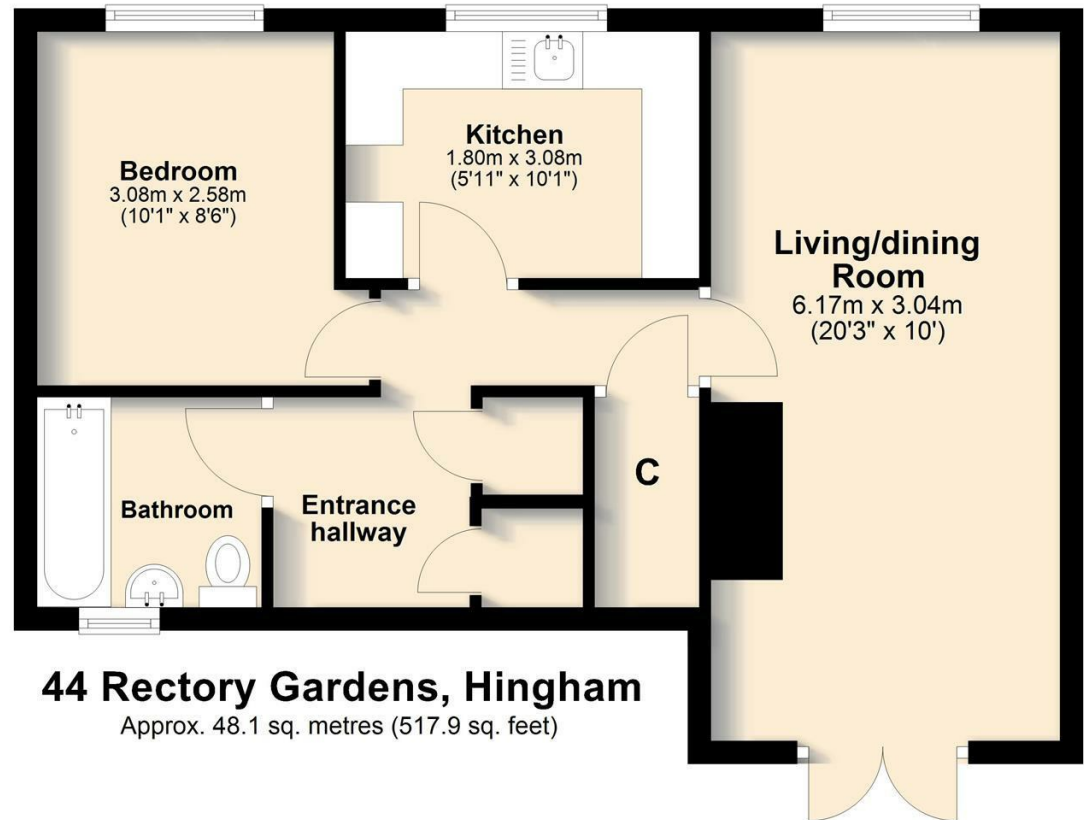
#### Viewing

Strictly by appointment

Council Tax Band: A

Ref: 2/19946

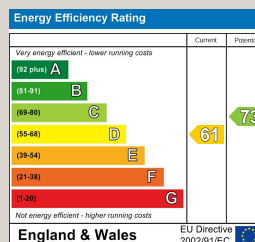




## 44 Rectory Gardens, Hingham

Approx. 48.1 sq. metres (517.9 sq. feet)

Total area: approx. 48.1 sq. metres (517.9 sq. feet)



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