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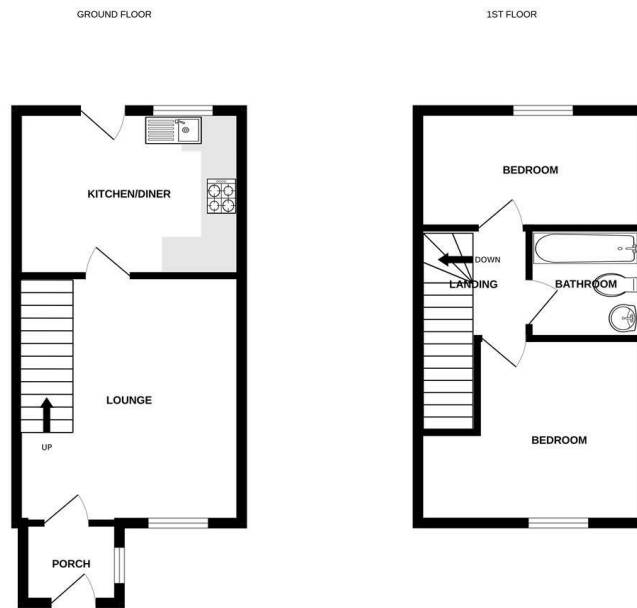
18 Keeling Way | | Attleborough | NR17 1YF

Price Guide £215,000

****GUIDE PRICE £215,000 - £220,000****

****THE PERFECT FIRST TIME PURCHASE TUCKED AWAY IN A QUIET CUL-DE-SAC**** Gilson Bailey are delighted to offer this WELL PRESENTED, TWO BEDROOM, SEMI DETACHED HOUSE situated in the highly sought after market town of Attleborough. Accommodation comprising entrance porch, lounge and kitchen/diner to the ground floor. On the first floor there are TWO BEDROOMS and a bathroom off landing. Outside there is a DRIVEWAY to the front providing providing OFF ROAD PARKING FOR TWO CARS and to the rear there is a PRIVATE, WELL MAINTAINED GARDEN ideal for relaxing or entertaining. The house benefits from double glazing, gas heating and is in excellent condition throughout. The property would make a great first time purchase so be quick to book a viewing.

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While every effort has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given for their operation or efficiency can be given. Made with Hoxpax (2020)

Location

The popular market town of Attleborough offers a wide range of local amenities including Attleborough High School and is conveniently placed for the A11 which leads directly to Norwich and London. There is also a main line rail link to Cambridge with both Norwich and Diss offering mainline rail links to London Liverpool Street. The historic and cultural City of Norwich can be found to the north, approximately 16 miles distance.

Accommodation Comprises

Front door to:

Entrance Hall

Door to:

Lounge 13'11" x 12'9"

Double glazed window, radiator, stairs to first floor.

Kitchen/Diner 12'8" x 9'3"

Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, space for fridge and washing machine, double glazed window, radiator, door to rear.

First Floor Landing

Doors to two bedrooms and bathroom.

Bedroom One 12'8" x 9'11"

Double glazed window, radiator.

Bedroom Two 12'8" x 6'7"

Double glazed window, radiator.

Bathroom 6'5" x 6'2"

Panelled bath with shower over, low level WC, hand wash basin, heated towel rail, frosted double glazed window.

Outside Front

Driveway providing off road parking for two cars.

Outside Rear

Patio seating area, large shed with electric, artificial lawn, mature plants and shrubs, enclosed by timber fencing with side gate access.

Local Authority

Breckland Council, Tax Band B.

Tenure

Freehold

Utilities

Full fibre broadband available.
Mains water and electric.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Local Authority

Breckland Council, Tax Band B

Tenure

Freehold

Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and as so cannot verify that they are in working order or fit for their purpose. Gilson Bailey cannot guarantee the accuracy of the information provided. This is provided as a guide to the property and an inspection of the property is recommended.

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