



Hargham Road, Attleborough NR17 2ER

welcome to

Hargham Road, Attleborough

Located in the ever popular town of Attleborough we present this excellent four bedroom family home!



Living Room

13' 1" x 11' 7" (3.99m x 3.53m)

Wooden floor boards, feature fire place, wood burner, fitted display unit and double glazed window to front.

Dining Room

12' 8" x 7' 3" (3.86m x 2.21m)

Wooden floor, dual aspect double glazing, radiator, exposed beams, stairs to first floor.

Kitchen

11' 8" x 7' 5" (3.56m x 2.26m)

Selection of wall and base level storage units, dual aspect double glazed windows to side and rear of the property, stainless steel sink, drainer and mixer tap, space and plumbing for washing machine, cooker, hob, space for fridge freezer and tiled floor.

Bathroom

8' 4" x 4' 6" (2.54m x 1.37m)

WC, Wash basin with vanity, bath with over bath shower, radiator.

Bedroom One

11' 8" x 8' 7" (3.56m x 2.62m)

Window to rear, fitted carpet and radiator.

Bedroom Two

13' x 8' 2" (3.96m x 2.49m)

Fitted carpet, double glazed window to front, exposed beams and radiator.

Bedroom Three

8' 10" x 7' 6" (2.69m x 2.29m)

Fitted carpet, double glazed window to front and radiator.

Bedroom Four/ Snug/ Craft Room

12' 4" x 6' 5" (3.76m x 1.96m)

Double glazed to front & side with wood effect flooring,



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welcome to

Hargham Road, Attleborough

- Within walking Distance of Attleborough Town Centre
- 4 Bedrooms
- Off-road parking for 2/3 cars
- Kitchen & Separate Dining area
- Ideal for First Time Buyers

Tenure: Freehold EPC Rating: F

£235,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
ATB108987 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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