



Lancaster Road, Attleborough NR17 1FR

welcome to

Lancaster Road, Attleborough

Welcome to your new home in Attleborough! This charming mid-terrace property offers comfortable living with three bedrooms and the added convenience of a garage.



Entrance Hall

With double glazed door to front aspect, radiator and fitted carpet.

Ground Floor Wc

With WC, wash hand basin, laminate floor and the fuse box is housed here.

Lounge

15' 2" x 14' 7" (4.62m x 4.45m)

There are French doors to the rear garden, double glazed window, fitted carpet and 2 radiators. Under stairs storage cupboard.

Kitchen

8' 1" x 5' 3" (2.46m x 1.60m)

Double glazed window to front, stainless steel sink with drainer and mixer tap, selection of fitted wall mounted and base level storage units, built in appliances that include fridge freezer, hob, oven, plumbing and space for washing machine, boiler, and radiator.

Landing

fitted carpet and loft access

Bedroom 1

12' 5" x 8' 4" (3.78m x 2.54m)

Dual aspect double glazed window, built in wardrobe.

Bedroom 2

10' 2" x 8' 1" (3.10m x 2.46m)

Fitted carpet, double glazed window to rear, radiator.

Bedroom 3

9' 10" x 6' 3" (3.00m x 1.91m)

Double glazed window to rear, fitted carpet, radiator,

Family Bathroom

WC, bath, shower over bath, wash basin, laminate flooring, storage, partly tiled, towel rail.

Rear Garden

Enclosed rear garden, laid to lawn, path way, patio, gate to rear leading to garage and parking space for 1 car.

Single Garage

Extended garage space for 1 car and some storage.

Drive Way Parking

Parking space for 1 car



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



view this property online williamhbrown.co.uk/Property/ATB108946



welcome to

Lancaster Road, Attleborough

- 3 Bedroom Mid- Terrace Home
- Fantastic for First Time Buyers
- Within easy reach of local amenities
- Great Road and Rail Links
- *** OPEN HOUSE EVENT 18TH MAY **

Tenure: Freehold EPC Rating: B

offers in excess of

£250,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/ATB108946



Property Ref:
ATB108946 - 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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01953 452990



Attleborough@williamhbrown.co.uk



Exchange Street, ATTLEBOROUGH, Norfolk,
NR17 2AB



williamhbrown.co.uk