



Norwich Street, Hingham Norwich NR9 4JJ

welcome to

Norwich Street, Hingham Norwich

Calling all first time buyers & investors! A modern, two bedroom apartment located within the charming village of Hingham, a 10-minute drive to the nearest town of Attleborough. The property is immaculately presented, offering a generous lounge, comfortable bedrooms & allocated parking. Must View!



Description

Attention first time buyers & investors! William H Brown are delighted to offer to the market this immaculately presented, two-bedroom apartment, situated within the charming village of Hingham.

This beautifully finished home offers spacious internal accommodation, including a light & airy lounge & a modern kitchen offering ample space for appliances. The two bedrooms are both of comfortable sizes, with one currently being used as a home office, and are serviced by the contemporary bathroom.

Outside, you will find allocated off-road parking for one vehicle.

Entrance Hall

Door to the front.

Lounge / Diner

13' 6" x 16' 7" (4.11m x 5.05m)

Glazed window to the front. Electric heater.

Kitchen

10' 6" x 5' 1" max (3.20m x 1.55m max)

This fitted kitchen includes both wall & base units with work surfaces over, a stainless-steel sink & drainer unit, a low-level electric oven & an electric hob with stainless steel cooker hood over. There is also space for an under-counter fridge/freezer, as well as space & plumbing for a washing machine. Glazed window to the side.

Bedroom One

Glazed window to the front. Electric heater.

Bedroom Two

9' 6" x 7' 9" (2.90m x 2.36m)

Glazed window to the front. Electric heater.

Bathroom

Fitted with WC, wash hand basin & bath with electric shower over. Glazed window to the front. Radiator.

Outside

Outside, you will find allocated off-road parking for one car.

Agents Notes

We have been informed by the vendor that the ground rent and service charge will be covered from April 2025 for the year.



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



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Norwich Street, Hingham Norwich

- Two bedroom first floor apartment
- Fitted kitchen
- Generous lounge
- Allocated parking
- Chain free!

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: 550.40

Ground Rent: 50.00

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jul 1990. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£150,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
ATB109416 - 0009

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.



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