



**Barley Way, Attleborough, NR17 1YD**



**welcome to**

## **Barley Way, Attleborough**

A well-presented semidetached house featuring a bright living room, modern kitchen, conservatory with garden views, family bathroom and two double bedrooms. Benefits include front and rear gardens, driveway parking for three cars.



## Description

William H Brown are pleased to present this Two bed room semi-detached home close to the popular town centre of Attleborough. The property offers lots of development and expansion potential subject to planning, ideal for first time buyers, investors or someone looking for their first small project. The property has a good sized rear enclosed garden with three sheds and a green house, large conservatory, living room, Kitchen, downstairs cloakroom and upstairs family bathroom. Viewing highly recommended.

## Cloak Room

WC, hand wash basin.

## Conservatory

16' 8" x 9' 4" ( 5.08m x 2.84m )

two radiators, Patio doors to rear, door to Kitchen, door to side entrance, WC., storage units plumbing and space for washing machine,

## Sitting Room

17' 8" x 12' 7" ( 5.38m x 3.84m )

Fitted carpet, double glazed window to front, door to drive. radiator.

## Bedroom 1

11' 9" x 8' 3" ( 3.58m x 2.51m )

Double glazed window to front aspect, fitted carpet, radiator

## Bedroom 2

12' 8" x 9' 9" ( 3.86m x 2.97m )

Fitted carpet, double glazed window to rear aspect, cupboard, boiler, radiator.

## Family Bathroom

Three-piece suite, comprising of Bath with over bath shower, WC, hand wash basin, double glazed window to side

## Front Garden

Easy to manage,

## Driveway

Off road parking Two/ Three cars



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](http://www.focalagent.com)



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## Barley Way, Attleborough

- No Chain
- Two bed Semi- Detached
- Ideal first timer buyer property
- Development and extension potential
- Large Conservatory
- Good size rear enclosed garden
- Off road parking
- Looking for a small project viewing recommended.

Tenure: Freehold EPC Rating: Awaited Council Tax Band: B

# £230,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
ATB109647 - 0004

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