



**14 Station Road, Attleborough, NR17 2AT**

**Guide Price £130,000**

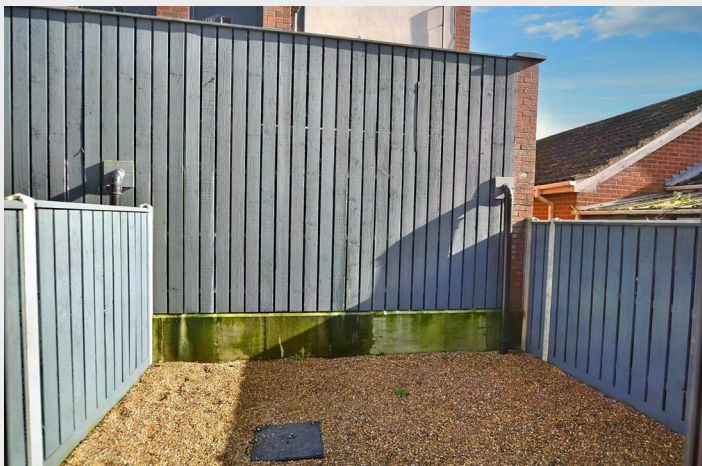
- NO ONWARDS CHAIN
- FINISHED TO A HIGH STANDARD
- GROUND FLOOR APARTMENT
- IMMACULATELY PRESENTED
- ONE BEDROOM
- OFF ROAD ALLOCATED PARKING

# 14 Station Road, Attleborough NR17 2AT

**\*NO ONWARDS CHAIN\*** Located in the popular town of Attleborough close to local amenities, this modern ground floor apartment offers the perfect opportunity for investors or first time buyers.

 1  1  1  B

Council Tax Band: A



## **DESCRIPTION**

An immaculately presented and modern ground floor apartment situated in the popular village of Attleborough, just a short distance from the train station. The property comprises of bright and beautifully presented accommodation with entrance hall, double bedroom, shower room and a kitchen/lounge diner. The property also benefits from an enclosed courtyard garden which is laid to shingle and accessed via the kitchen/lounge diner and off road allocated parking. This contemporary designed apartment is also being sold with no onward chain.

## **INTERNAL ACCOMMODATION**

### **ENTRANCE HALL**

UPVC door to front entrance, carpet, radiator.

### **BEDROOM**

Double glazed window to front elevation, carpet, radiator.

### **BATHROOM**

Fitted with a shower cubicle with mains connected shower, WC and pedestal wash hand basin, extractor fan, radiator, vinyl flooring.

### **KITCHEN/LOUNGE DINER**

UPVC double glazed door to rear leading to courtyard, double glazed window to rear elevation. Fitted with wall and base units with space and plumbing for a washing machine, stainless steel one and a half sink and drainer, integrated electric oven with electric hob over, extractor fan, vinyl flooring.

## **EXTERNAL**

The front of the property is approached via a paved pathway with lawn area to the side. To the rear of the property there is an enclosed courtyard which is laid to shingle.

## **LOCATION**

The property is located just a short distance from the train station in Attleborough, the town features a host of local amenities including local shops and places to eat, a supermarket and doctors surgery. Attleborough is a market town located along the A11 allowing for easy access to Norwich City Centre.

## **AGENTS NOTES**

This property is leasehold.  
Mains drainage and electricity connected.  
Gas fired central heating.



## Viewings

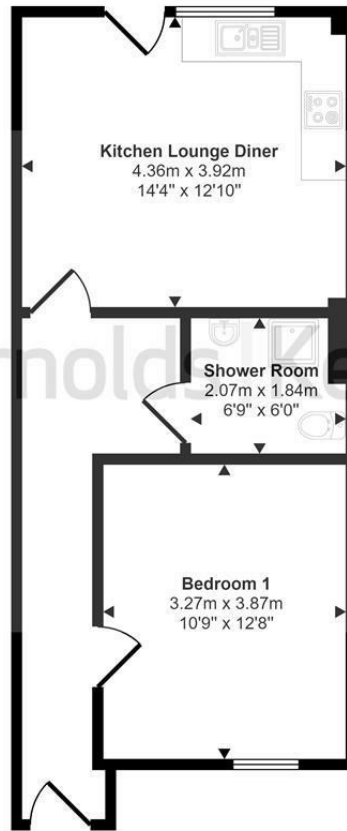
Viewings by arrangement only. Call 01263 738444 to make an appointment.

## EPC Rating:

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>82</b>	<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Approx Gross Internal Area  
44 sq m / 479 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon, and potential buyers are advised to recheck the measurements. Appliances will not have been tested in all cases and we cannot confirm they are in working order.

Arnolds Keys from time to time, recommends conveyancing services. Should you decide to use them we could receive a referral fee of up to £210. Arnolds Keys recommend Mortgage Advice Bureau (MAB) to sellers and buyer for mortgage advice. Should you decide to use MAB we would receive a referral fee of £250.

