



12 WILLOW COURT
Attleborough, Norfolk, NR17 1TD

HAMMOND
STRATFORD

FOR SALE

Guide £180,000 - £190,000



“2 bedroom mid-terraced house, offered with no onward chain - an ideal first-purchase in a convenient location.”

THE FEATURES

- ✓ Guide Price £180,000 - £190,000
- ✓ 2 bedroom home in a cul de sac location close to extensive green space
- ✓ Sold with no onward chain!
- ✓ Ideal for first-time buyers or investors
- ✓ Reconfigured to provide 2 good-sized bedrooms upstairs including main bedroom with built-in storage
- ✓ Kitchen with integrated oven and hob
- ✓ Lounge/diner with external door to the garden
- ✓ First floor bathroom with shower over the bath
- ✓ Allocated parking within the residents parking area and an enclosed 25' rear garden
- ✓ Within easy reach of town centre, road links, schools and supermarkets





THE PROPERTY

Tucked away in a cul de sac close to green space, this 2 bedroom home is perfect for first-time buyers or investors. Thoughtfully reconfigured upstairs to offer 2 good-sized bedrooms, the property also features a modern kitchen, spacious lounge/diner opening to a 25' garden and allocated parking. With no onward chain and great access to the town centre, schools, and road links-don't miss out!

THE OUTSIDE

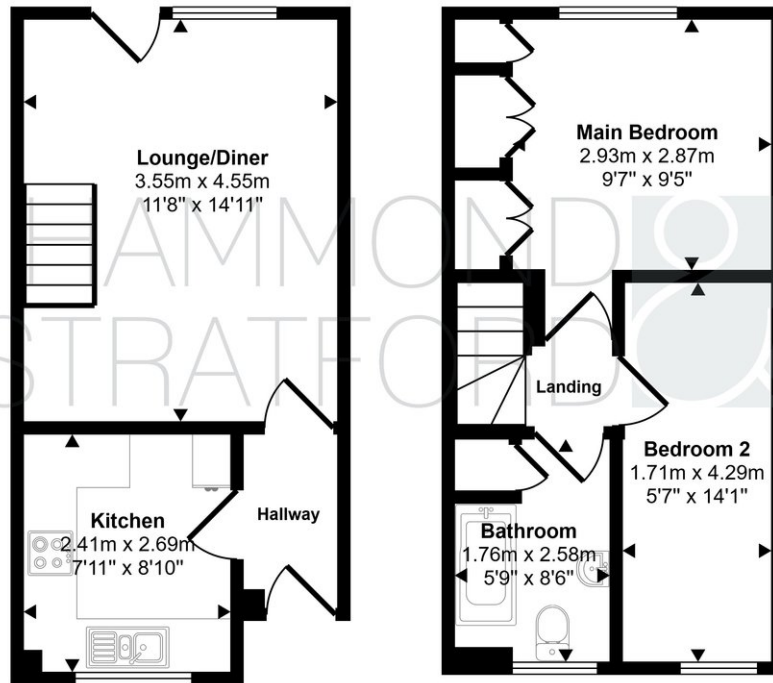
A shared access driveway passes beneath a coach house and leads into the residents' parking area, where the property enjoys allocated parking. From here, a gate allows access into the rear garden, which measures approx. 25' x 13' and features a lawn along with a small patio.

THE AREA

Nestled in the heart of Norfolk, Attleborough is a thriving market town that perfectly blends traditional charm with modern convenience. With its vibrant weekly market, schools and a growing selection of independent shops, cafés and restaurants, it's easy to see why Attleborough is a popular choice for families and commuters alike. The town offers superb transport links, including a mainline railway station with direct services to Norwich and Cambridge, as well as easy access to the A11. Surrounded by picturesque countryside and close to Thetford Forest, Attleborough provides a relaxed, community-focused lifestyle with all the essentials on your doorstep.



Approx Gross Internal Area
52 sq m / 560 sq ft



Ground Floor
Approx 26 sq m / 276 sq ft

First Floor
Approx 26 sq m / 284 sq ft

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.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B		
(69-80) C	75	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

DIRECTIONS

From central Attleborough take Queens Road towards the A11. At the traffic lights turn left but before joining the A11 turn off left onto Blackthorn Road. Follow this road and turn right into Hazel Road just before a large area of green space. At the 'T' junction turn right into Bracken Drive, then right into Willow Court where the property can be found on the left, opposite the en-bloc garages.

TENURE

Freehold

LOCAL AUTHORITY

Breckland

COUNCIL TAX BAND

B

IMPORTANT: These sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon and are approx. If floor plans are included, they are for guidance and illustration purposes only and may not be to scale. If any matters are likely to affect your decision to buy, please let us know before viewing the property.



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