



**Wellington Road, Attleborough NR17 1GQ**

**welcome to**

**Wellington Road, Attleborough**

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A Fantastic opportunity for those seeking to purchase their first property & step onto the property ladder! We present this 40% Shared Ownership Home!



## Description

Introducing a charming 2-bedroom semi-detached home in Attleborough, situated within a sought-after development. This property boasts the convenience of off-road parking, providing a hassle-free experience for residents. The home offers a perfect blend of modern living and community appeal, making it an ideal choice for those seeking both comfort and accessibility. Explore the vibrant neighbourhood and make this shared ownership opportunity your gateway to a delightful living experience.

## Entrance Hall

Laminate flooring with storage under the stairs

## Cloakroom

Complete with W.C, sink and extractor fan

## Lounge

French doors leading to the rear garden complete with laminate flooring

## Kitchen

Front facing window with base and wall level units, laminate flooring complete with cooker, hob and extractor fan as well as additional storage for boiler

## Landing

Additional storage with side facing window and loft access

## Bedroom One

Rear facing window double bedroom

## Bedroom Two

Front facing window

## Bathroom

Complete with towel rail, bath/shower, sink and W.C

## Rear Garden

Patio area and low maintenance lawn area, summer house and side access

## Agent Note

The sellers advise that they pay £ 394.33 per month as a contribution towards upkeep.



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welcome to

## Wellington Road, Attleborough

- 40% \*SHARED OWNERSHIP\*
- Two bedroom semi-detached
- Modern fitted kitchen
- Family bathroom
- Rear enclosed garden

Tenure: Leasehold EPC Rating: B

Council Tax Band: B Service Charge: 174.08

Ground Rent: 65.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 25 Sep 2020. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £90,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
ATB110145 - 0002

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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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