

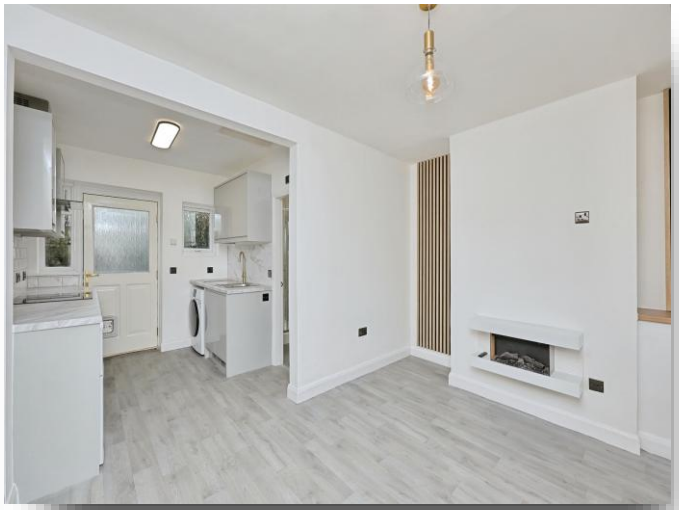



Lincoln Close,Hingham NORWICH NR9 4LZ

william h brown

welcome to

Lincoln Close, Hingham NORWICH

Situated in a quiet cul-de-sac, this beautifully renovated one-bedroom bungalow has been finished to a high standard throughout. The property offers stylish open-plan living, creating a bright and contemporary space perfect for modern lifestyles.

Agents Notes
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Currently the vendors details do not match the registered title at Land Registry. Please ask the branch for more details.

Lounge
Lovely sized room with fitted acoustic panelling, vinyl floor and new feature electric fireplace

Kitchen
Brand new kitchen with electric hob, fridge/freezer, washing machine and extractor. Kitchen complete with tiled walls, handless kitchen units, single oven.

Bedroom
Double bedroom complete with built-in wardrobe, comptemporary electric radiator, 3 x chrome double sockets and single tv wall socket

Shower Room
Brand new shower room complete with walk-in shower, WC, Basin with mirror above and finished with chrome towel radiator

External
The property is situated down a quiet cul-de-sac and provides ample parking to the front. To the rear is a private, enclosed rear garden complete with patio and soil ready for turf to be laid.









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welcome to

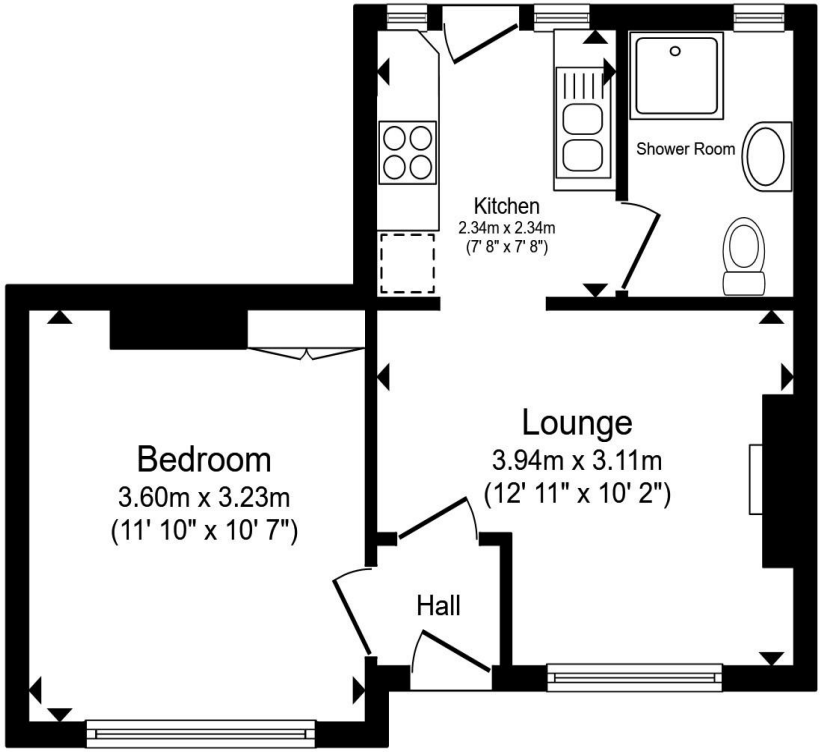
Lincoln Close, Hingham NORWICH

- GUIDE PRICE - £150,000 - £160,000
- One bedroom bungalow situated in a quiet cul-de-sac
- Full renovated to a high standard throughout
- Open plan living space
- Generous plot with ample space for parking at the front

Tenure: Freehold EPC Rating: D
Council Tax Band: A

offers in excess of

£150,000



Total floor area 34.1 m² (367 sq.ft.) approx

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.propertybox.io

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The Property Ombudsman

Property Ref:
WYM109261 - 0002

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.

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