

3 THE BRECKS

ATTLEBOROUGH | NORFOLK | NR17 1GA

Guide Price £300,000 - £325,000

SUMMARY Situated in a cul-de-sac within the market town of Attleborough, this well-proportioned detached bungalow is offered with No Onward Chain. Conveniently located for access to amenities, schools, plus both road and rail links, this property is currently tenanted, making this a ready-to-go investment for the right buyer - call now to view!

KEY FEATURES

Guide Price £300,000 - £325,000

Detached bungalow enjoying a cul-de-sac position within the market town of Attleborough

Offered with No Onward Chain - an ideal investment in a popular location!

3 good-sized bedrooms including an en-suite shower room to the main bedroom

Practical kitchen/diner with integrated appliances

Spacious lounge enjoying a feature fireplace to the centre

Family bathroom off the hallway with 3-piece suite, gas central heating and double glazing

Tandem off-road parking and single garage to the right-hand side

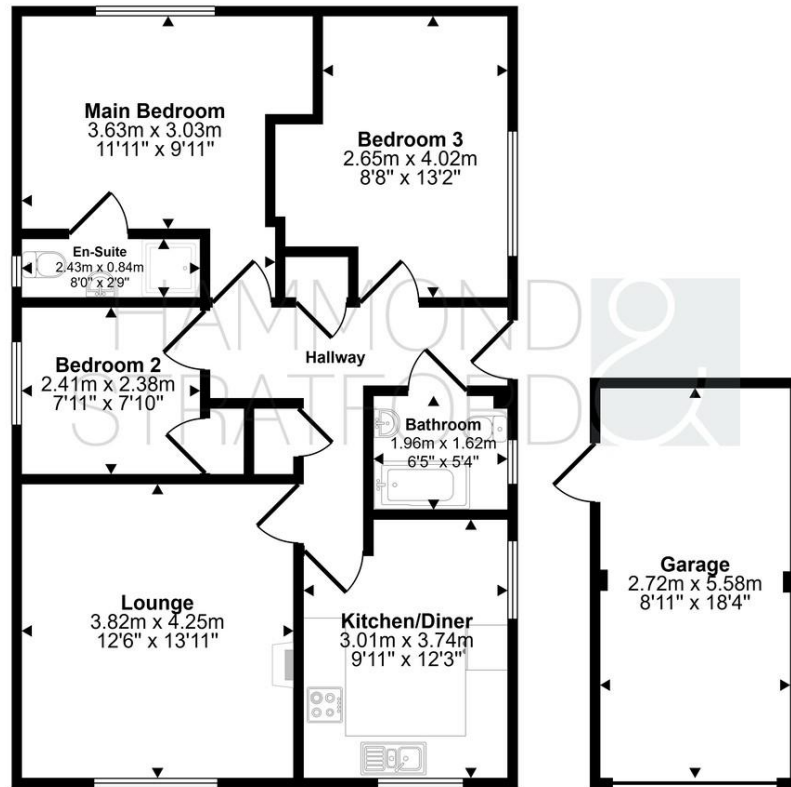
Approx. 20' max. rear garden with an area of lawn – ideal for relaxing!

Conveniently located for amenities and schools, plus road and rail links

HAMMOND
STRATFORD



Approx Gross Internal Area
92 sq m / 992 sq ft



Floorplan
Approx 77 sq m / 829 sq ft

Garage
Approx 15 sq m / 164 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.

OUTSIDE Situated down a private road, this detached bungalow enjoys a desirable setting in Attleborough. At the front, the property enjoys a low maintenance garden area, with a driveway to the right-hand side providing tandem off-road parking, leading to the single garage with light, power and personnel door. To the rear is the approx. 20' max. garden which features an area of lawn and shingle borders - an ideal space to relax. The septic tank is located within the boundary. Located within easy reach of Attleborough's town centre, the property benefits from convenient access to local shops, schools and amenities, making it an ideal home for families and those seeking a tranquil lifestyle close to town facilities.

AGENTS NOTE Please be advised the property is currently tenanted. Please be advised there is ongoing development in the area.

DIRECTIONS Leave Attleborough town on High Street, passing Sainsbury's supermarket on the right. As the road becomes London Road turn right onto West Carr Road and turn right onto The Brecks where the property is on the right-hand side.
what3words ///bypassed.hence.compose

LOCAL AUTHORITY Breckland

COUNCIL TAX BAND C

ENERGY EFFICIENCY RATING Current C 75 Potential B 87

01953 451767

attleborough@hammondstratford.co.uk

2 Connaught Plain, Attleborough, Norfolk, NR17 2EJ



While we have made diligent efforts to ensure the accuracy of the information relating to each property at the point of listing, you are advised to consult the official local council website for details on conservation areas, flood risks, tree preservation orders, planning applications and other relevant aspects. These details are for guidance purposes only and we do not seek advice from the seller's legal representative in their preparation. We also strongly advise that you inspect the property and surrounding area on Google Maps and Street View prior to viewing. The photographs do not infer that items shown are included in the sale, the measurements quoted are approximate and the fixtures, fittings and appliances have not been tested, therefore no guarantee can be given that they are in working order. If there is any point which is of particular importance to you then please obtain professional confirmation of it.

