





**Hopsack Road,Hingham Norwich NR9 4FB**

william h brown

***welcome to***

## Hopsack Road, Hingham Norwich

Offered with no onward chain! A well-presented one-bedroom flat, ideal for first-time buyers, featuring a bright living space, fitted kitchen, double bedroom and a private rear garden.

**Kitchen/Lounge**
Plenty of worktop space and space for white goods, built in oven and electric hob with extractor fan with wall and base level units

**Bedroom One**
Double bedroom complete with carpet and radiator

**Bathroom**
Complete with wash basin, W.C and bath with over head shower









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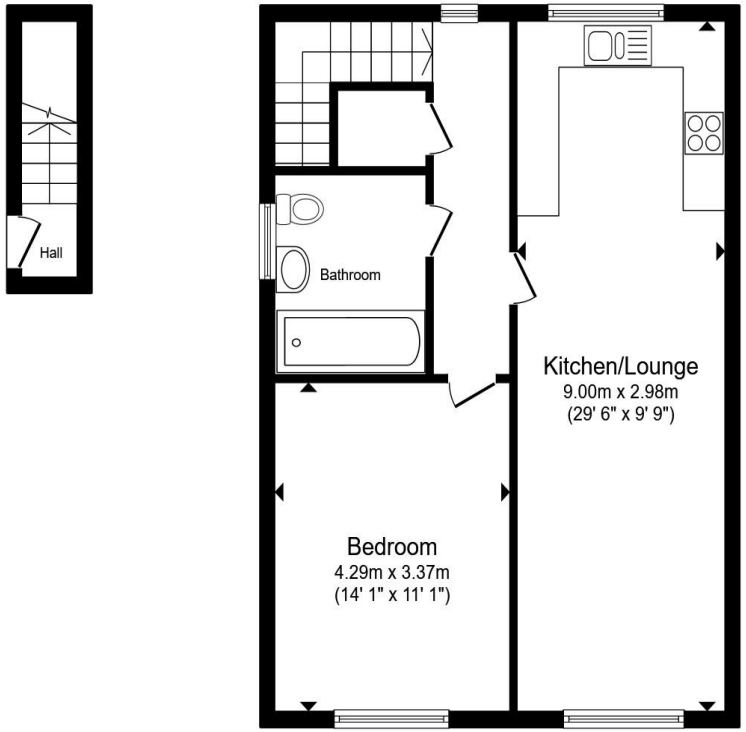
# Hopsack Road, Hingham Norwich

- One-bedroom flat
- Ideal for first-time buyers
- Fitted kitchen with ample storage
- Generous double bedroom
- Private rear garden

Tenure: Leasehold EPC Rating: A
Council Tax Band: A  Service Charge: Ask Agent
Ground Rent: Ask Agent
This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

offers over

## £150,000




**Ground Floor** **First Floor**

Total floor area 60.7 m² (654 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:
WYM109121 - 0010

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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