



Leys Lane, Attleborough NR17 2JA

welcome to

Leys Lane, Attleborough

A three-bedroom bungalow offering spacious accommodation throughout and requiring modernisation, making it an ideal investment opportunity. The property features a generous kitchen/diner, separate shower room and WC, driveway parking for two vehicles, and a small enclosed rear garden.



Description

This three-bedroom bungalow presents an excellent opportunity for investors, developers, or buyers looking to create a home tailored to their own tastes. Requiring modernisation throughout, the property offers spacious and versatile accommodation with plenty of potential to add value.

The accommodation comprises a generous kitchen/diner, providing ample space for family dining and entertaining. There are three well-proportioned bedrooms, all offering comfortable living space and flexibility for family use, guests, or a home office. The property also benefits from a separate shower room and WC, adding practicality and convenience for everyday living.

Outside, the property benefits from a driveway providing off-road parking for up to two vehicles. To the rear is a small enclosed garden, offering a private outdoor space that is easy to maintain.

Offered with significant potential, this property represents an ideal investment opportunity and is perfectly suited to buyers seeking a refurbishment project to maximise its future value. Early viewing is highly recommended to appreciate the space and possibilities on offer.

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.

Dining Room

9' 5" x 13' (2.87m x 3.96m)

Window to utility room, and a radiator.

Kitchen/ Lounge

23' 10" x 12' 5" (7.26m x 3.78m)

Two windows to front aspect. Open plan kitchen with a good range of wall and base units, tiled splashbacks, sink and tap, double oven, electric hob and an extractor fan. TV point and radiator.

Utility Room

21' 5" x 4' 5" (6.53m x 1.35m)

Door to rear courtyard garden.

Bedroom One

11' 3" x 10' 11" (3.43m x 3.33m)

Bedroom Two

13' 1" x 12' 2" (3.99m x 3.71m)

Window to rear aspect and radiator.

Bedroom Three

13' 1" x 9' 1" (3.99m x 2.77m)

Window to rear aspect and radiator.

Bathroom

Wash hand basin, WC, airing cupboard and a wall mounted boiler.

Shower Room

Shower, tiled splashbacks and a radiator.

Rear Hallway

21' 5" x 3' 5" (6.53m x 1.04m)

Large hallway with a generous storage area. A side/rear door leading to a private courtyard garden area.



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



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Leys Lane, Attleborough

- Three-bedroom bungalow
- Generous kitchen/diner
- Separate shower room and WC
- In need of modernisation
- Ideal investment opportunity

Tenure: Freehold EPC Rating: D

Council Tax Band: B

£180,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
ATB110090 - 0002

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