



19 | Foxglove Road | Attleborough | NR17 2QJ

Guide Price £170,000

 **BUTTERFLY**
SALES, LETTINGS & PROPERTY MANAGEMENT



The Features

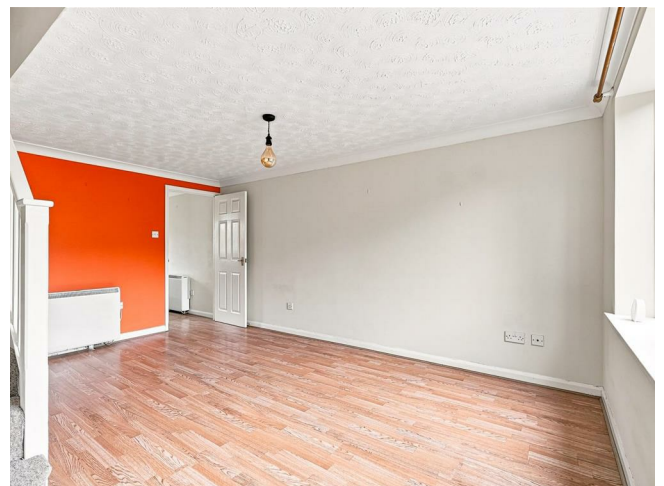
- Guide Price £170,000 - £180,000
- *** Offered vacant with no onward chain***
- Two bedroom mid terraced home
- Entrance hall and fitted kitchen
- Generous 15'6 lounge with direct access to the rear garden
- Two first floor bedrooms and a family bathroom
- Double glazing and electric storage heaters (Gas connection available)
- Enclosed rear garden with patio area, lawn and rear gated access
- Single garage and off-road parking space located to the left of the property
- Situated on the popular Springfields development with easy access to A11

About the Property

Offered with vacant possession and no onward chain, this well proportioned two bedroom mid terraced home presents a great opportunity for first time buyers or investors, with a quick sale available.

The accommodation comprises an entrance hall, fitted kitchen and generous 15'6 lounge with space for both seating and dining and direct access to the rear garden. Upstairs are two good-sized bedrooms and a family bathroom. The property also benefits from double glazing and electric storage heaters. We have also been advised that there is already a gas connection to the property, should a future owner wish to upgrade the heating system.

Conveniently situated within easy reach of Attleborough town centre, local amenities, schools, the railway station and the A11, the property is well placed for commuters and those wanting easy access to the town.





The Outside

To the front, the property is approached via a pathway leading to the entrance door. The enclosed rear garden features a patio area adjoining the property, with the remainder laid to lawn, providing an ideal space to enjoy the outdoors. A gate at the rear of the garden provides access around to the front of the property.

To the left-hand side of the property is a single garage together with an off-road parking space, as shown in the photographs, providing useful parking and additional storage

The Location

Foxglove Road is situated on the popular Springfields development on the edge of Attleborough, providing convenient access to the A11, making it an excellent location for commuters while remaining within easy reach of the town centre and its amenities.

Nestled in the heart of Norfolk, Attleborough is a thriving market town that blends traditional charm with modern convenience. The town offers a weekly market, a range of well-regarded schools, supermarkets, independent shops, cafés and restaurants, providing everything needed for day-to-day living.

Attleborough also benefits from excellent transport links, including a mainline railway station with direct services to Norwich and Cambridge, alongside easy access to the A11. Surrounded by attractive countryside and close to Thetford Forest, the town offers a great balance of town and country living, with a strong sense of community and a wide range of amenities on the doorstep.

AGENTS NOTE

We are advised that a gas connection is already available to the property, meaning gas central heating could be installed, subject to any necessary works.

Anti-Money Laundering (AML) Checks

In line with Anti-Money Laundering regulations, we are required to carry out identification and verification checks on all purchasers once an offer has been accepted. To complete these checks, we use a secure electronic verification system via Hipla. A non-refundable fee of £25 + VAT (£30 including VAT) per purchaser will be payable to cover the cost of these checks. This fee is required prior to the issue of the Memorandum of Sale, and all purchasers must complete the verification process to enable the transaction to proceed.

Further Information

Letting Services -
We provide a professional, ARLA-accredited lettings and management service. Whether you're considering renting out your property to purchase another, exploring buy-to-let opportunities, or would simply like a free, no-obligation review of your current portfolio, our team will be happy to help. Please contact the office to discuss your options further.

Referral Fees-
Butterfly Homes may receive a referral fee or commission from recommended solicitors, mortgage advisers, or other third-party service providers. You are under no obligation to use any recommended provider, and details of any such arrangements are available upon request

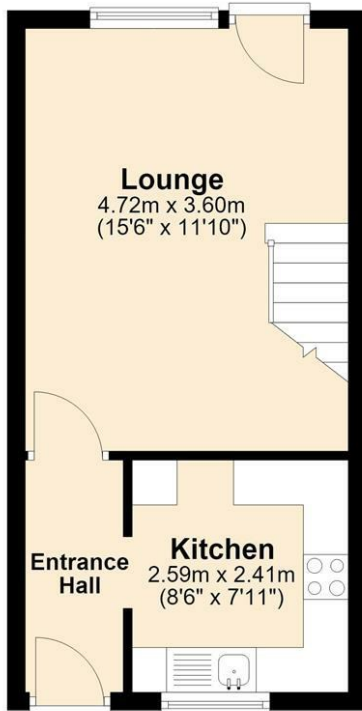
GDPR – Personal Information
To arrange a property viewing, we are required to collect certain personal information in order to provide a professional service to you and our client, the seller. This information will be shared with the seller but will not be passed to any third party without your consent.
Should you decide to make an offer on a property, some of the personal information you provide will again be shared with the seller. It will not be disclosed to any other third party without your permission.
Further details on how we store and process your data are available on request or via our website.

Disclaimer -
Butterfly Lettings, trading as Butterfly Homes, and its representatives are not authorised to make statements or assurances about the property, whether on their own behalf or on behalf of the client. No responsibility is accepted for any statements contained in these particulars, which do not form part of any offer or contract. We have taken care to ensure that the details provided



Ground Floor

Approx. 26.7 sq. metres (286.9 sq. feet)



First Floor

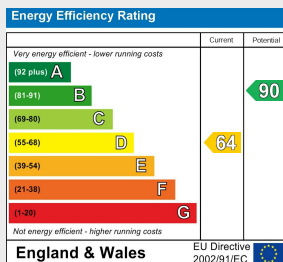
Approx. 26.7 sq. metres (286.9 sq. feet)



Total area: approx. 53.3 sq. metres (573.9 sq. feet)

Every effort has been made to ensure the accuracy of the floorplan provided. However, measurements of doors, windows, rooms, and other items are approximate, and no responsibility is accepted for any errors, omissions, or inaccuracies. This floorplan is for illustrative purposes only and should be used as such by prospective tenants. The services, systems, and appliances depicted have not been tested, and no guarantee is made regarding their functionality or efficiency.

Plan produced using PlanUp.



Tenure: Freehold
Council Tax Band: B
Local Authority: Breckland

You can also scan the QR code to view the property online. This will take you directly to our website, where you'll find additional photos, detailed floorplan, and all the key information in line with Parts A, B, and C of the Material Information guidance for property listings. You'll also be able to browse our other available properties there.



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We are Butterfly Lettings LTD trading as Butterfly Homes with registered number 15893663 and address C/O Shaw & Co 3 Collegate Norwich Norfolk NR3 1BN