



Jasmine Court, Attleborough NR17

Guide Price £170,000

DONNA VINCENT
exp

- Ref:DV1198
- Immaculate one-bedroom end-terrace home
- Quiet cul-de-sac location
- Ideal first-time buy or investment
- Open-plan kitchen and lounge
- Spacious double bedroom with fitted wardrobes
- No Onward Chain
- Private enclosed rear garden
- Two allocated parking spaces
- Ready to move straight into

Council Tax Band: A

Tenure: Freehold

Introduction

Tucked away at the end of a quiet cul-de-sac and within easy walking distance of Attleborough town centre, this immaculately presented one-bedroom end-terrace home offers stylish, turnkey accommodation, making it an ideal purchase for first-time buyers, investors or those seeking a low-maintenance lifestyle.

The property features a bright open-plan kitchen leading through to the lounge, which opens directly onto a private enclosed rear garden. Upstairs, there is a generous double bedroom with full-width fitted wardrobes and a modern bathroom.

The current owner has carried out a number of improvements, including the installation of six solar panels, cavity wall and loft insulation, a replacement living room radiator, a heated towel rail in the bathroom, upgraded ventilation fans in the kitchen and bathroom, and a replacement consumer unit (fuse box), enhancing both the comfort and energy efficiency of the home.

Externally, the property benefits from two tandem allocated parking spaces and a private enclosed rear garden, creating a fantastic home that is ready to move straight into with no onward chain.

Accommodation Comprises:

Ground Floor

Open-Plan Kitchen Front entrance door leading directly into the open-plan kitchen. Fitted with a range of matching wall and base units complemented by wooden worktops and tiled splashbacks, incorporating a one-and-a-half bowl enamel sink and drainer unit. Integrated under-counter fridge and separate under-counter freezer, space and plumbing for a washing machine, electric hob with oven below and cooker hood above. Radiator and an open archway leading through to the lounge, creating a bright and sociable living space.



Lounge A bright and comfortable lounge featuring a radiator, staircase rising to the first floor, and a uPVC glazed door leading directly into the enclosed rear garden.

First Floor

Landing Radiator and doors leading to the bedroom and bathroom.

Bathroom Fitted with a modern white suite comprising a P-shaped bath with glazed shower screen, rainfall shower head and separate handheld shower attachment, WC, and wash hand basin. Finished with tiled flooring.

Bedroom A generous double bedroom featuring a full wall of fitted wardrobe cupboards with hanging rail and shelving, together with a built-in cupboard housing the hot water tank and additional shelving. Access to the loft space and radiator.

Outside To the front, a paved pathway leads to the entrance door, bordered by attractive decorative stone shingle on either side. The property also benefits from two tandem allocated parking spaces situated to the side, together with a timber gate providing access into the rear garden.

The enclosed rear garden features a decked seating area with a timber pergola, with the remainder laid to lawn and enclosed by timber fencing, creating a private and low-maintenance outdoor space.



Agent's Note The property benefits from six solar panels with a feed-in tariff. Prospective purchasers are advised to ask their solicitor to verify the details of the feed-in tariff, including any associated agreements and transfer arrangements.

AGENTS NOTE - Please be advised that the property details may be subject to change and must not be relied upon as an accurate description of this home. Although these details are thought to be materially correct, the accuracy cannot be guaranteed, and they do not form part of any contract. All services and appliances must be considered 'untested' and a buyer should ensure their appointed solicitor collates any relevant information or service/warranty documentation. Please note, all dimensions are approximate/maximums and should not be relied upon for the purposes of floor coverings.

ANTI-MONEY LAUNDERING REGULATIONS - We are required by law to conduct Anti-Money Laundering (AML) checks on all parties involved in the sale or purchase of a property. We take the responsibility of this seriously in line with HMRC guidance, and in ensuring the accuracy and continuous monitoring of these checks. Our partner, Movebutler, will carry out the initial checks on our behalf. They will contact you once your offer has been accepted, to conclude, where possible, a biometric check with you electronically.

As an applicant, you will be charged a non-refundable fee of £30 (inclusive of VAT) per buyer for these checks. The fee covers data collection, manual checking, and monitoring. You will need to pay this amount directly to Movebutler and complete all Anti-Money Laundering (AML) checks before your offer can be formally accepted.

Important Information Regarding Referral Fees

In accordance with the Estate Agents (Provision of Information) Regulations 1991 and the Consumer Protection from Unfair Trading Regulations 2008, we are required to disclose that this company may offer certain services to sellers and purchasers from which we may receive a referral fee upon completion.

Specifically:

For conveyancing services, we typically receive a referral fee of £138.00 (inc. VAT). For mortgages and related financial products, our average share of commission from a broker is £250 (no VAT). However, this amount may be subject to proportional clawback by the lender if the mortgage or related product is cancelled early.





Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B		
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		