



19 | Foxglove Road | Attleborough | NR17 2QJ

Guide Price £190,000

 **BUTTERFLY** 
SALES, LETTINGS & PROPERTY MANAGEMENT

The Features

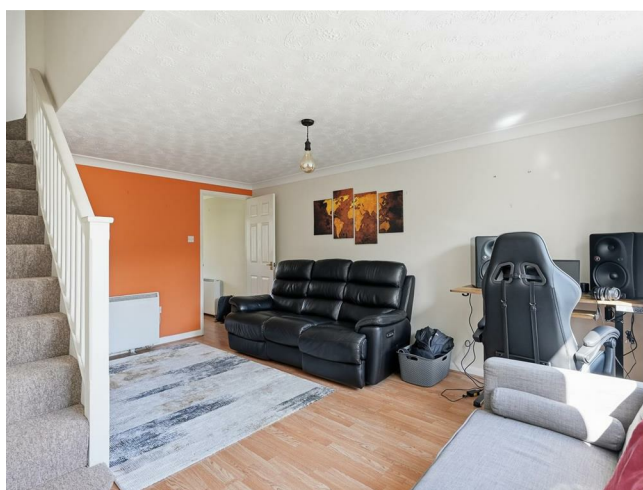
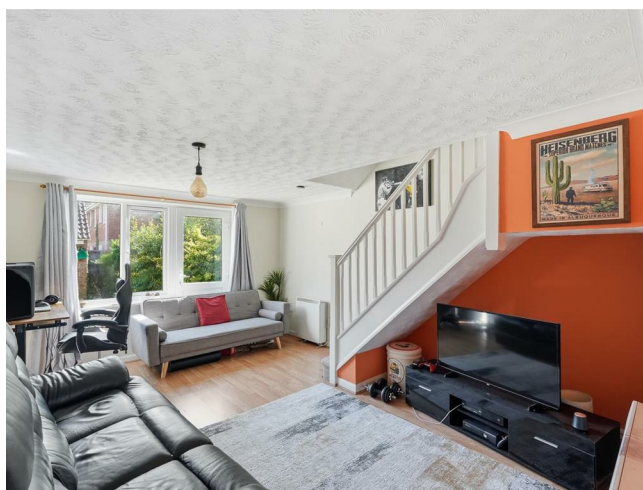
- Guide Price £190,000 - £200,000
- Two bedroom mid terraced home
- Entrance hall and fitted kitchen
- Generous 15'6 lounge with direct access to the rear garden
- Two first floor bedrooms and a family bathroom
- Double glazing and electric storage heaters
- Enclosed rear garden with patio area, lawn and rear gated access
- Single garage and off-road parking space located to the left of the property
- Offered with no onward chain
- Situated on the popular Springfields development with easy access to A11

About the Property

Offered to the market with no onward chain, this well proportioned two bedroom mid terraced home presents an excellent opportunity for both first-time buyers and investors. The accommodation comprises an entrance hall, fitted kitchen and a generous 15'6 lounge, providing ample space for both seating and dining. A door from the lounge opens directly onto the rear garden.

Upstairs, there are two well proportioned bedrooms, including a generous main bedroom, together with a family bathroom fitted with a three-piece suite. The property benefits from double glazing throughout and electric storage heaters.

Available with vacant possession, the property is conveniently situated within easy reach of Attleborough town centre, local amenities, schools, the railway station and the A11, making it well placed for both everyday living and commuting.





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.

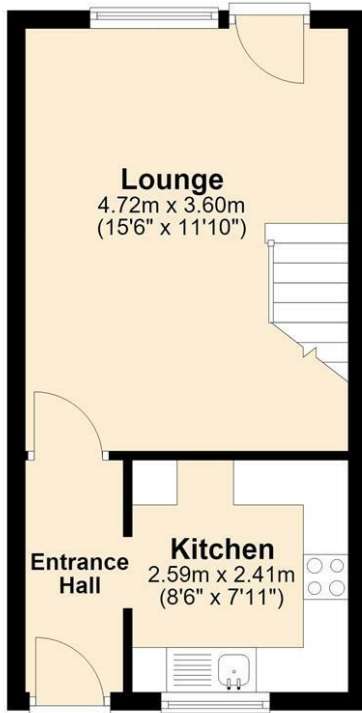
AGENTS NOTE

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.



Ground Floor

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



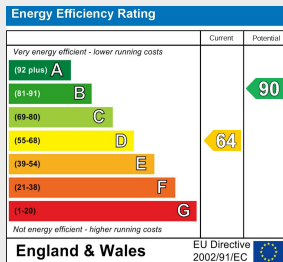
First Floor

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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