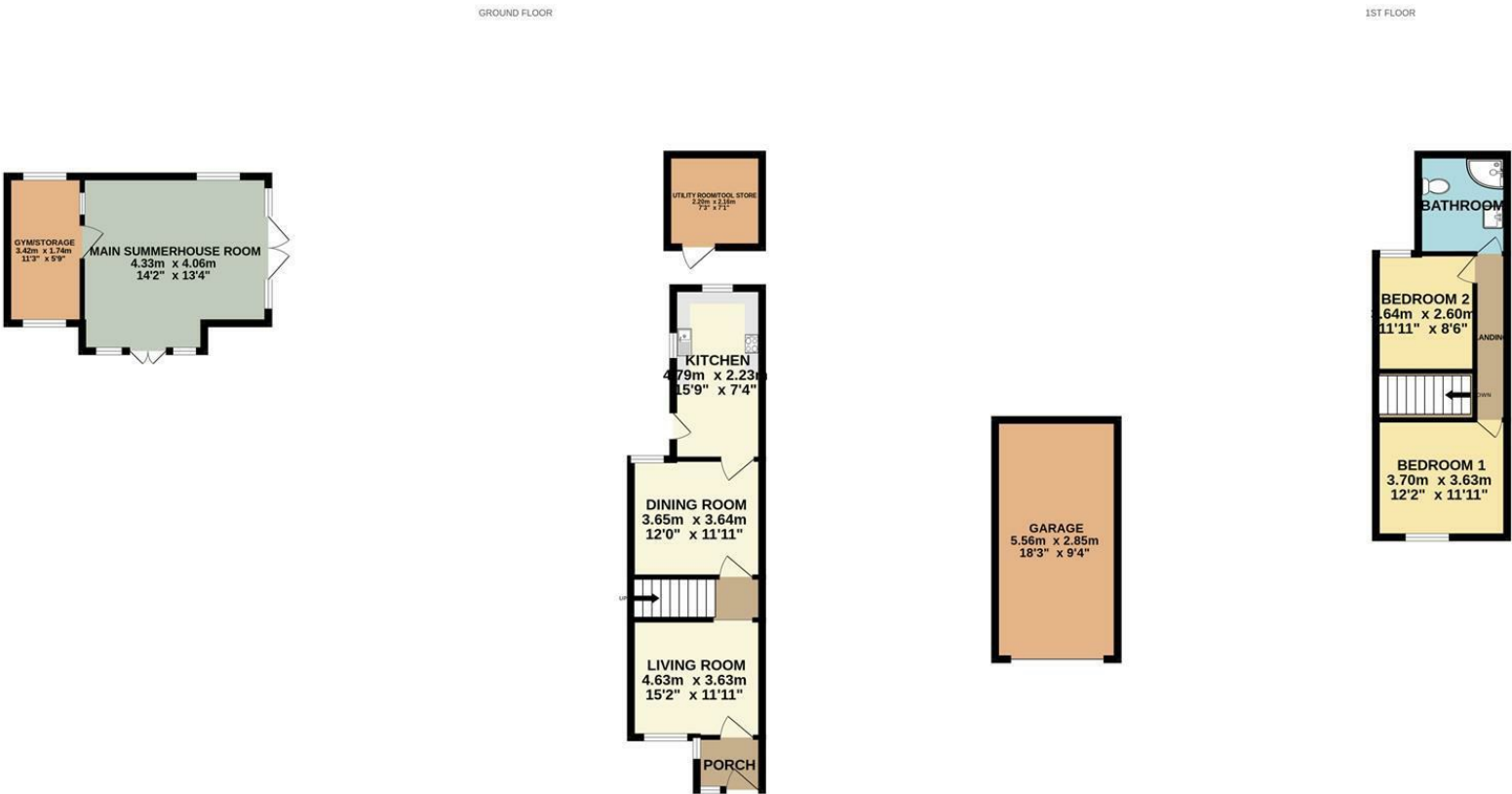




Norwich Road | Attleborough | NR17

Guide Price £250,000



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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| Energy Efficiency Rating                    |  | Current                    | Potential                                                                             |
|---------------------------------------------|--|----------------------------|---------------------------------------------------------------------------------------|
| Very energy efficient - lower running costs |  | <div>61</div>              | <div>84</div>                                                                         |
| (92 plus) <b>A</b>                          |  |                            |                                                                                       |
| (81-91) <b>B</b>                            |  |                            |                                                                                       |
| (69-80) <b>C</b>                            |  |                            |                                                                                       |
| (55-68) <b>D</b>                            |  |                            |                                                                                       |
| (39-54) <b>E</b>                            |  |                            |                                                                                       |
| (21-38) <b>F</b>                            |  |                            |                                                                                       |
| (1-20) <b>G</b>                             |  |                            |                                                                                       |
| Not energy efficient - higher running costs |  |                            |                                                                                       |
| England & Wales                             |  | EU Directive<br>2002/91/EC |  |

Disclaimer – In accordance with the Property Misdescriptions Act, the company gives notice that all descriptions, references to condition, necessary permissions for use and other details are given in good faith and believed to be correct, but any intending lessees do not rely on them as statements of fact, but must satisfy themselves by inspection or other means, as to their accuracy.

abbotFox presents this pretty, renovated cottage. Set on the edges of the popular and well serviced town of Attleborough, this home has been thoughtfully improved by the current owner and seamlessly blends character charm with modern convenience and the current owners have taken inspiration for the properties original name "Brickfield terrace" and utilising this theme to enhance the character features throughout by exposing original brick fireplaces, installing solid oak floors downstairs, adding column radiators and utilising handmade oak joinery throughout.

The internal accommodation comprises; entrance porch, lounge, dining room and kitchen to the ground floor, with two bedrooms and an independently accessed bathroom to the first floor. The property further offers potential to extend into the loft space to provide an additional bedroom (STNC). Externally, the property offers a private courtyard, outbuilding, which is currently used as a utility / laundry room and a garage. Separately to the property, there is a generous, enclosed lawned garden, complete with Summer House which could be utilised as office space or day room.

Attleborough is a popular town with a range of local amenities, there are banks, doctors' and dental surgeries, solicitors, accountants and sports clubs. With many primary and secondary schools. In addition to the convenience of being close to the A11, it has a railway station on the Norwich to Cambridge line, with regular direct services running from Norwich London Liverpool Street. The city of Norwich itself is only some 16 miles away.

Guide price £250,000 - £275,000

