



Hargham Road, Attleborough

Offers Over
£300,000



- Three bedroom detached bungalow
- Offering approximately 1000 sq ft of living space
- Close to town centre, bus stops & sought after schools
- Opportunity to extend (STPP)
- Outside veranda perfect for hosting
- 90ft rear garden with x2 storage sheds
- Single garage with ample off-road parking
- Generous living room
- Versatile study and garden room overlooking the rear garden





MONEY
PROPERTIES

The Local Name You Can Trust

Hargham Road, Attleborough

Property Description

Moneyproperties are delighted to bring to market this spacious three-bedroom detached bungalow in a desirable location within ease of access to the town centre and nearby sought after schools. The property also benefits from being within walking distance of two bus stops with regular services.

The property is of non-standard construction and offers approximately 1000sq ft of living space and sitting on a generous plot offering the potential to extend the property (stpp). The layout of the property is perfect for family living with a spacious living room, kitchen/diner, versatile dining room which currently being used as a study area and garden room. The garden is 90ft & contains a small feature pond. There is also a single garage and off-road parking. Commuting is also made easy with access to the A11 & train station in the town.

Agents Notes -

We understand the property will be sold Freehold, connected to all mains services with gas central heating and is of non standard construction. We have been made aware that the property broadband is SKY and has good mobile signal/coverage. The current electrical supplier is British Gas and water supplier is Anglian Water.

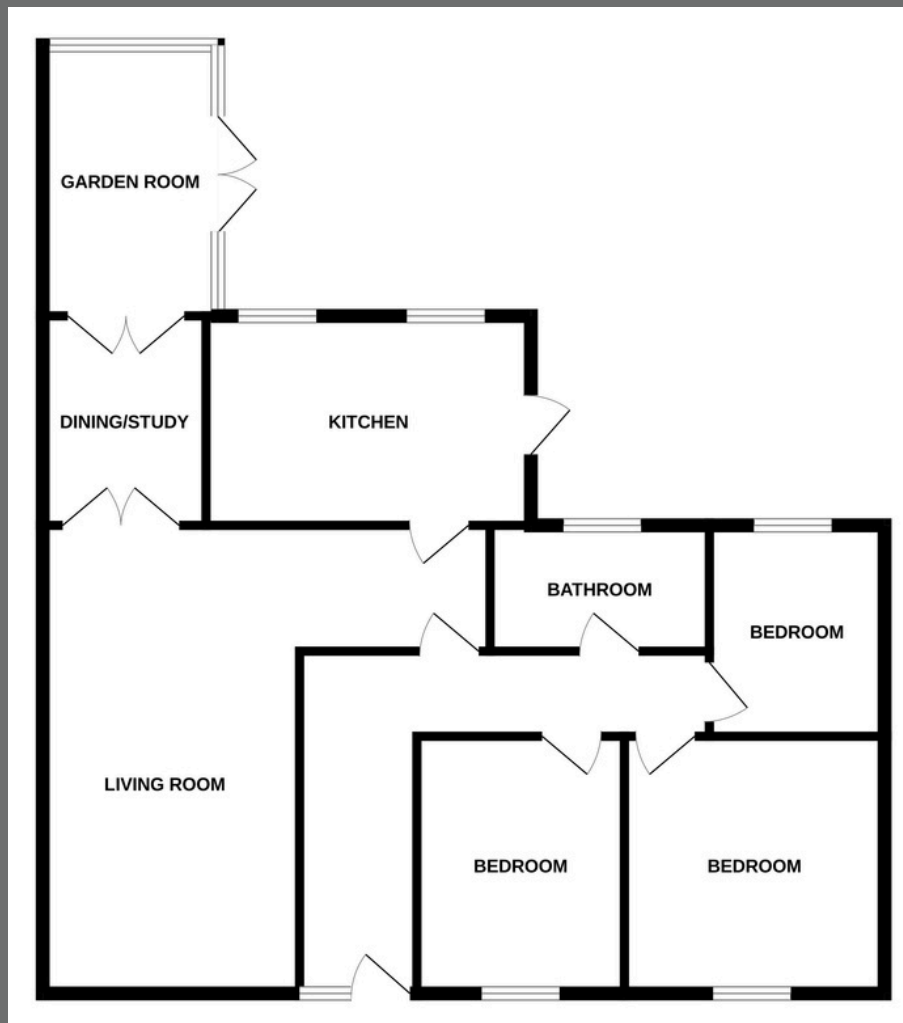
Phone service can be checked at [HTTP://CHECKER.OFCOM.ORG.UK/](http://CHECKER.OFCOM.ORG.UK/)

The flood risk is low and can be checked at [HTTP://WWW.GOV.UK/CHECK-LONG-TERM-FLOOD-RISK](http://WWW.GOV.UK/CHECK-LONG-TERM-FLOOD-RISK)

Council tax band - B, EPC - E, Freehold



Floorplan and Room Measurements



- ENTRANCE HALL - 3.78M X 1.47M (12'5" X 4'10")
- LIVING ROOM - 6.1M X 3.33M (20'0" X 10'11")
- STUDY AREA - 2.82M X 2.01M (9'3" X 6'7")
- GARDEN ROOM - 3.48M X 2.26M (11'5" X 7'5")
- KITCHEN/BREAKFAST ROOM - 4.19M X 2.69M (13'9" X 8'10")
- BEDROOM ONE - 3.35M X 3.3M (11'0" X 10'10")
- BEDROOM TWO - 3.3M X 2.67M (10'10" X 8'9")
- BEDROOM THREE - 2.72M X 2.26M (8'11" X 7'5")
- BATHROOM - 2.82M X 1.63M (9'3" X 5'4")
- REAR GARDEN - 27.43M X 15.24M (90'0" X 50'0")
- VERANDA - 3.91M X 3.73M (12'10" X 12'3")
- GARAGE - 6.4M X 3.25M (21'0" X 10'8")
- PLOT SIZE - 42.67M X 15.24M (140'0" X 50'0")



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.



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