



## Arlington Gardens, Attleborough

*Offers in Region of*  
**£320,000**



- Spacious three bedroom detached bungalow
- Three double bedrooms with one of the bedrooms being utilised as a dining room
- 20ft dual aspect living room with feature fireplace
- Walking distance to the town centre, bus routes and train station
- Well-presented fully enclosed rear garden
- Single garage, carport and ample off-road parking
- Comes to market for the first time in over 40 years
- Some updating required in places

## Property Description

Moneyproperties are delighted to bring to market this spacious three bedroom detached bungalow that comes to market for the first time in over 40 years and is located within walking distance to Attleborough Town Centre.

This spacious bungalow comprises of a 20ft dual aspect living room with feature fireplace, good-sized kitchen, three double bedrooms with one of the bedrooms currently being utilised as a dining room and a family bathroom. The bungalow has previously been extended with a flat roof extension increasing two of the bedrooms to a generous 18ft.

Outside the property enjoys a well-presented fully enclosed rear garden, single garage, carport, and ample off-road parking. The property requires some updating in places but offers itself as a loving home.

### Agents Notes -

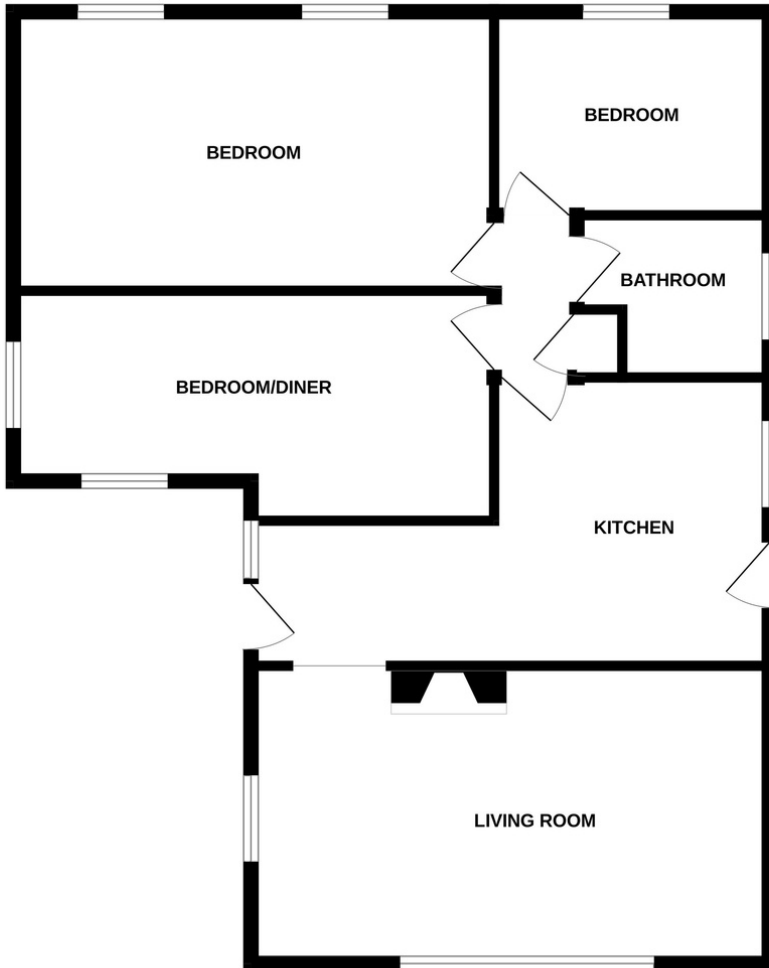
The property is built with cavity wall construction and is on all mains services with gas central heating. There is a pitched roof to the main part of the house and a flat roof to the garage and extension. There is 4g mobile network at the property and BT broadband. This can be checked at [HTTP://CHECKER.OFCOM.ORG.UK/](http://checker.ofcom.org.uk/)  
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 C, EPC - D, Freehold



# Floorplan and Room Measurements

GROUND FLOOR



- LIVING ROOM - 6.02M X 3.45M (19'9" X 11'4")
- KITCHEN - 3.35M X 3.2M (11'0" X 10'6")
- BEDROOM ONE - 5.59M X 3.25M (18'4" X 10'8")
- BEDROOM TWO - 5.59M X 2.67M (18'4" X 8'9")
- BEDROOM THREE - 3.2M X 2.36M (10'6" X 7'9")
- BATHROOM - 2.24M X 1.73M (7'4" X 5'8")
- REAR GARDEN - 14.43M X 13.89M (47'4" X 45'7")
- SINGLE GARAGE
- AMPLE OFF-ROAD PARKING



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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