



# Granary Road, Attleborough

Asking Price of  
£300,000



- Bright and airy two bedroom detached bungalow
- Two double bedrooms with built in storage
- Occupying a large corner plot down a quiet cul de sac location
- Located within ease of access to the town centre and all its amenities
- Spacious living room
- 18ft conservatory with heating
- Good-sized front and rear rear garden with potential to further extend stpp
- Spacious garage with an extended workshop
- Off-road parking for up to 6 cars

## Property Description

Moneyproperties are thrilled to bring to market this bright and airy two double bedroom detached bungalow located at the end of a quiet cul de sac within ease of access to Attleborough town centre and all its amenities.

The accommodation comprises of an entrance lobby/conservatory, generous living room, well-presented kitchen, two double bedrooms with built in storage and a shower room. Off the living room the property enjoys an 18ft conservatory complete with heating. To the outside the property provides a good-sized enclosed rear garden, spacious front garden, single garage with extended workshop and off-road parking for up to 6 cars.

### Agents Notes -

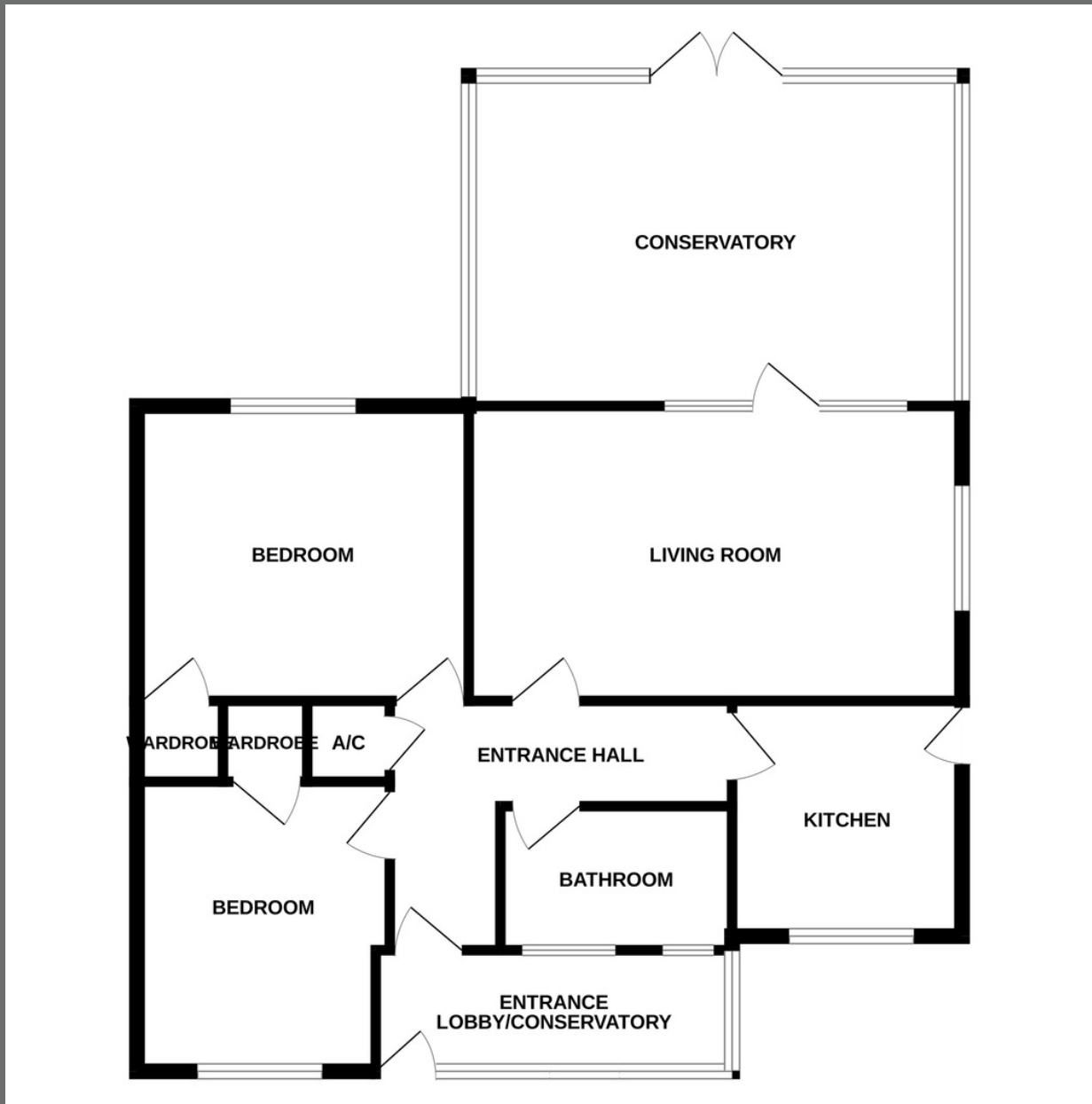
We understand the property will be sold Freehold, connected to all mains services with gas central heating and cavity wall construction. We have been made aware that the property broadband is not connected however Ultrafast Fibre is available, and has good mobile signal/coverage. The current electrical supplier is OVO 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 - C, EPC - D, Freehold



# Floorplan and Room Measurements



- ENTRANCE LOBBY/CONSERVATORY - 3.86M X 1.27M (12'8" X 4'2")
- LIVING ROOM - 5.61M X 3.38M (18'5" X 11'1")
- CONSERVATORY - 5.66M X 3.76M (18'7" X 12'4")
- KITCHEN - 2.67M X 2.59M (8'9" X 8'6")
- BEDROOM ONE - 3.76M X 3.35M (12'4" X 11'0")
- BEDROOM TWO - 3.28M X 2.77M (10'9" X 9'1")
- SHOWER ROOM - 2.62M X 1.65M (8'7" X 5'5")
- REAR GARDEN - 12.27M X 11.13M (40'3" X 36'6")
- GARAGE/WORKSHOP - 5.38M X 4.6M (17'8" X 15'1")

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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