



# Chapel Road, Attleborough

Offers in the Region of  
£240,000

2



1



3



- Ideal purchase for first-time buyers, small families or investors
- Potential for x3 parking spaces to the rear
- Walking distance to the town centre and all its amenities
- Numerous storage sheds
- 75ft rear garden with decking area perfect for hosting
- Galley kitchen with separate dining room and utility area
- Spacious living room with feature fireplace
- Immaculately presented throughout
- Two double bedrooms
- Charming, character mid terrace house





MONEY  
PROPERTIES

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# Chapel Road, Attleborough

## Property Description

Moneyproperties are delighted to be marketing this deceptively spacious two double bedroom mid-terrace cottage boasting character throughout. Immaculately presented throughout this charming home presents itself as the perfect purchase for first-time buyers, investors, or small families. The accommodation comprises of an entrance porch, spacious living room with feature fireplace, separate dining room, galley kitchen and downstairs bathroom. There is also a conservatory/utility room off the kitchen. To the upstairs comes two generous double bedrooms. Outside the property really comes into its own with a 75ft rear garden with decking area, numerous versatile outside storage buildings with a separate area to the rear that could provide parking for up to 3 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 Plusnet and has good mobile signal/coverage. The current electrical supplier is EON and water supplier is Anglian Water.

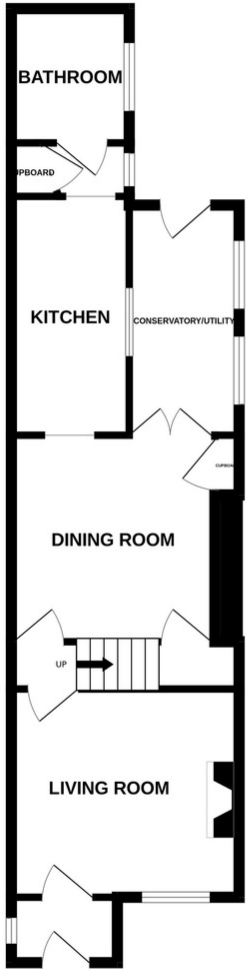
Phone service can be checked at [HTTP://CHECKER.OFCOM.ORG.UK/](http://CHECKER.OFCOM.ORG.UK/)  
The flood risk is low and can be checked at [HTTP://WWW.GOV.UK/CHECK-LONG-TERM-FLOOD-RISK](http://WWW.GOV.UK/CHECK-LONG-TERM-FLOOD-RISK)

Council tax band - B, EPC - C, Freehold

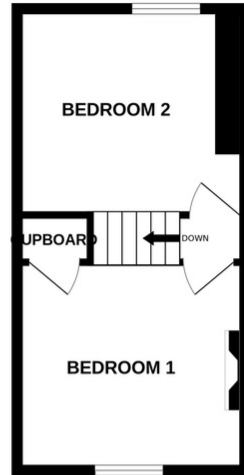


# Floorplan and Room Measurements

GROUND FLOOR



1ST FLOOR



- ENTRANCE PORCH - 1.7M X 1.04M (5'7" X 3'5")
- LIVING ROOM - 3.68M X 3.38M (12'1" X 11'1")
- DINING ROOM - 3.33M X 3.28M (10'11" X 10'9")
- KITCHEN - 3.84M X 1.88M (12'7" X 6'2")
- CONSERVATORY/UTILITY - 3.84M X 1.63M (12'7" X 5'4")
- BATHROOM - 2.16M X 1.65M (7'1" X 5'5")
- BEDROOM ONE - 3.68M X 3.38M (12'1" X 11'1")
- BEDROOM TWO - 3.66M X 3.15M (12'0" X 10'4")
- REAR GARDEN - 22.86M X 4.57M (75'0" X 15'0")



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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## Attleborough

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