



Spinney Close, Long Stratton

Asking Price of
£230,000



- Spacious three-bedroom semi-detached house
- 15ft living room with open plan dining room
- Good-sized kitchen
- Generous 14ft conservatory
- Within ease of access to all Long Stratton has to offer
- 26ft enclosed rear garden
- Three well-proportioned bedrooms
- Single garage with off-road parking to the front of the property



Property Description

Moneyproperties are delighted to be marketing this spacious three-bedroom semi-detached house located down a quiet cul de sac within ease of access to all that Long Stratton has to offer.

The property is well-presented throughout and comprises of an entrance porch, 15ft living room leading to the open plan dining room, good-sized kitchen and an impressive 14ft conservatory.

To the upstairs comes three-bedrooms and the family bathroom off the landing. To the outside the property enjoys an enclosed rear garden, single garage, and off-road parking to the front of the property.

Agents Notes -

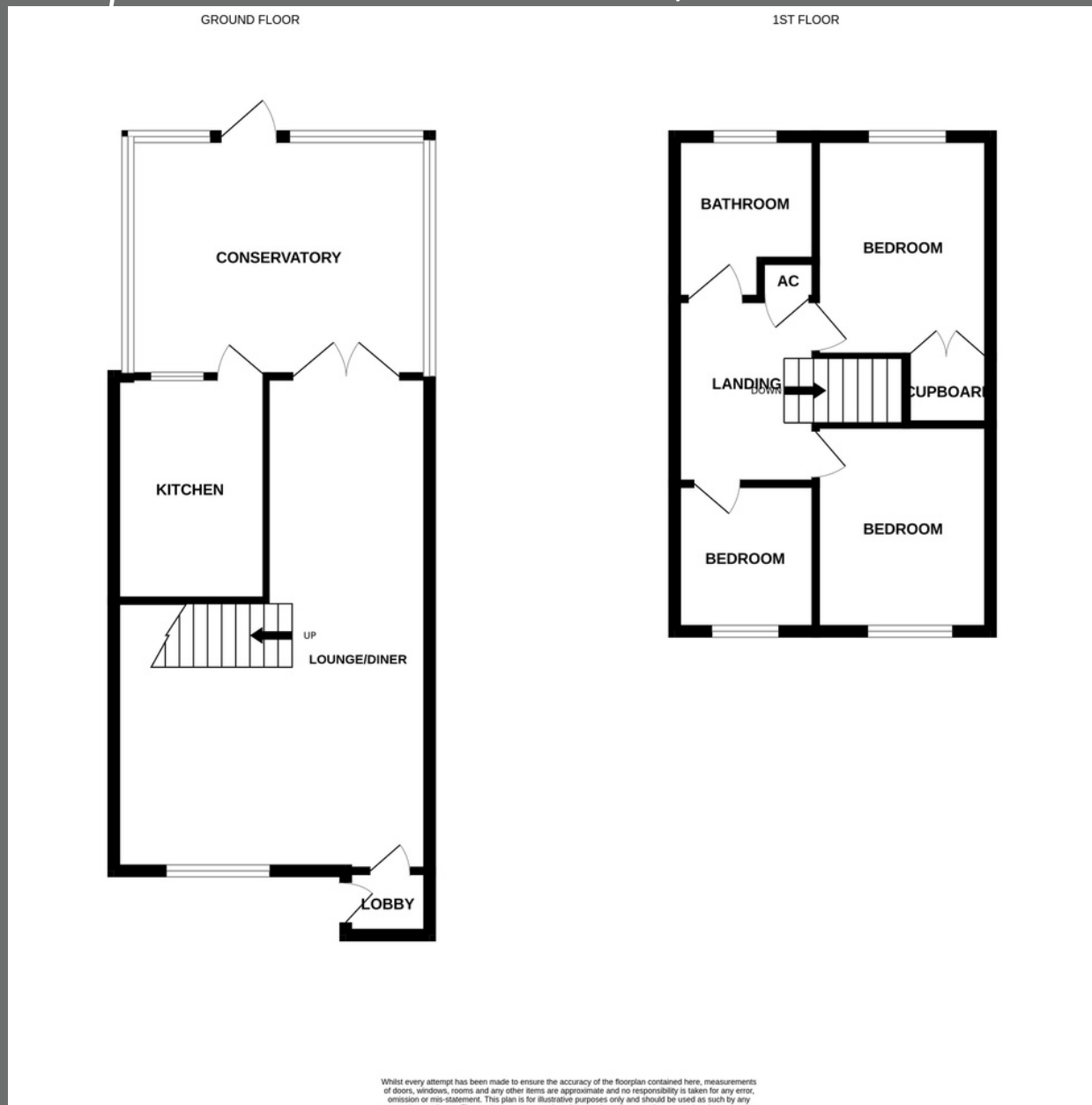
We understand the property will be sold Freehold, connected to all mains services with oil central heating and cavity wall construction. We have been made aware that the property broadband is SKY and has good mobile signal/coverage. The current electrical supplier is British Gas and water supplier is 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 PORCH - 1.02M X 0.94M (3'4" X 3'1")
- LIVING ROOM - 4.47M X 3.81M (14'8" X 12'6")
- DINING ROOM - 3.2M X 2.29M (10'6" X 7'6")
- KITCHEN - 3.2M X 2.01M (10'6" X 6'7")
- CONSERVATORY - 4.32M X 3.4M (14'2" X 11'2")
- BEDROOM ONE - 3.12M X 2.74M (10'3" X 8'12")
- BEDROOM TWO - 2.92M X 2.49M (9'7" X 8'2")
- BEDROOM THREE - 2.03M X 1.93M (6'8" X 6'4")
- BATHROOM - 2.29M X 1.91M (7'6" X 6'3")
- GARAGE - 5.26M X 2.51M (17'3" X 8'3")
- REAR GARDEN - 8.08M X 7.21M (26'6" X 23'8")

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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