



Yew Tree Road, Attleborough

Asking Price of
£165,000



- Immaculate two bedroom ground floor apartment
- Renovated by the current vendors
- Ideal purchase for first-time buyers or investors
- Within close proximity to Attleborough town centre and all its amenities
- Stylish and modern interior throughout
- Private low maintenance rear garden
- Modern electric heating
- Allocated off-road parking
- Must be viewed to fully appreciate



Property Description

Moneyproperties are delighted to bring to market this immaculately presented two-bedroom ground floor apartment within close proximity to Attleborough town centre and all its amenities.

The property has been renovated by the current vendor and is an ideal purchase for first-time buyers or investors.

The accommodation comprises of a spacious living room, modern kitchen, two bedrooms and a bathroom.

To the outside the property benefits from a private rear garden and allocated off-road parking.

Agents Notes -

We understand the property will be sold leasehold, connected to all mains services and cavity wall construction. We have been made aware that the property broadband is NOW TV and has good mobile signal/coverage. The current electrical supplier is EDF and water supplier is Anglian Water.

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

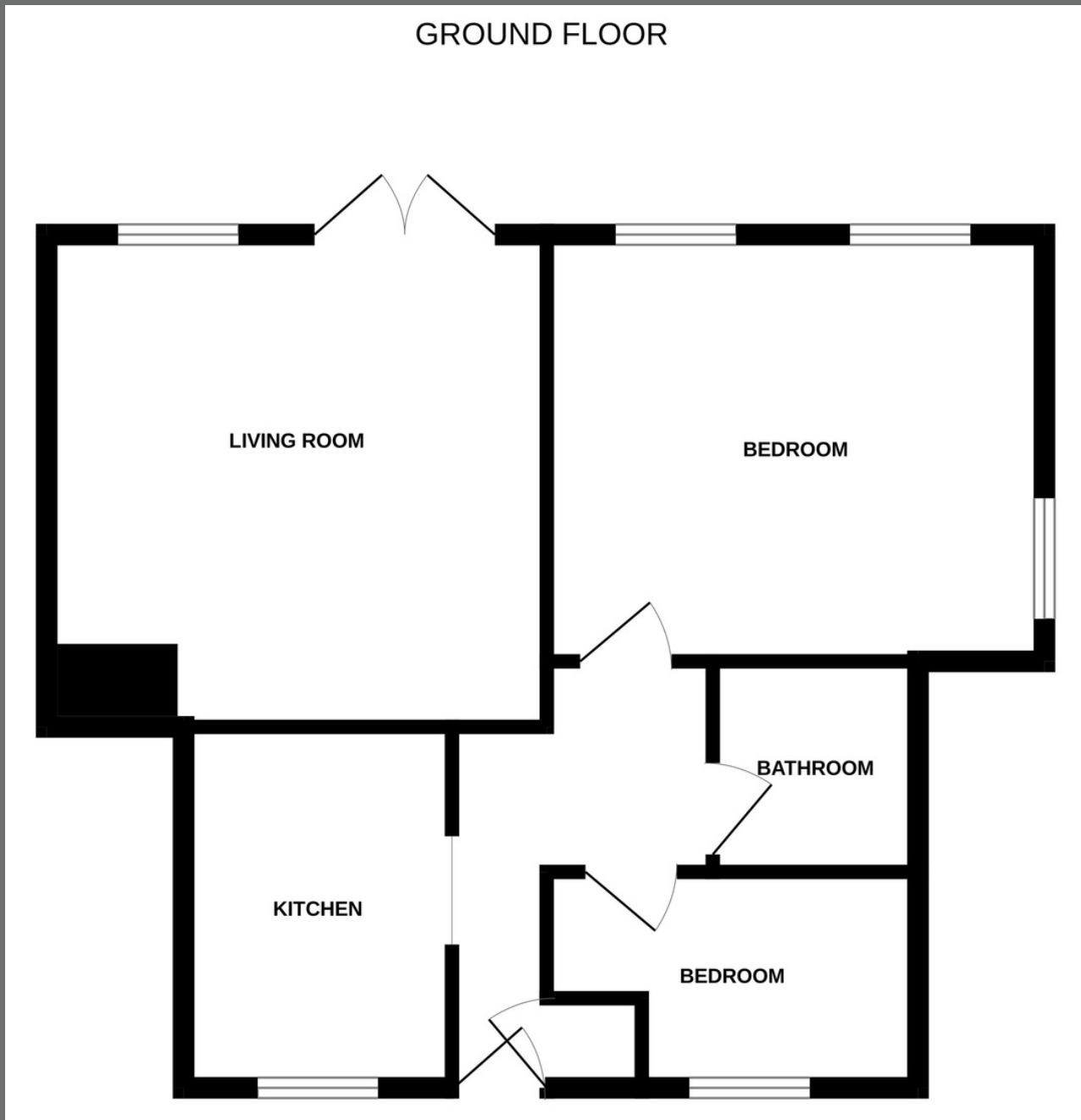
The flood risk is low and can be checked at [HTTP://WWW.GOV.UK/CHECK-LONG-TERM-FLOOD-RISK](http://WWW.GOV.UK/CHECK-LONG-TERM-FLOOD-RISK)

Council tax band A, EPC - D,

Leasehold, Annual Fee £303.55, Lease length remaining 89 years



Floorplan and Room Measurements



- LIVING ROOM - 4.17M X 4.09M (13'8" X 13'5")
- KITCHEN - 3M X 2.16M (9'10" X 7'1")
- BEDROOM ONE - 4.14M X 3.63M (13'7" X 11'11")
- BEDROOM TWO - 3.1M X 1.91M (10'2" X 6'3")
- BATHROOM - 1.75M X 1.7M (5'9" X 5'7")
- REAR GARDEN - 10.41M X 3.45M (34'2" X 11'4")

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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