



Hopsack Road, Hingham Norwich NR9 4FB

welcome to

Hopsack Road, Hingham Norwich

A well-presented one-bedroom flat, ideal for first-time buyers, featuring a bright living space, fitted kitchen, double bedroom and a private rear garden.



Description

An attractive one-bedroom flat, ideally suited to first-time buyers, downsizers or investors, offering well-proportioned accommodation and the added benefit of private outdoor space. The property features a bright and welcoming living room, providing a comfortable area to relax or entertain, along with a fitted kitchen offering ample storage and worktop space.

The double bedroom is generously sized, creating a peaceful retreat, while the bathroom is well-appointed and functional. Throughout, the property offers a practical layout with plenty of potential for buyers to add their own personal touch.

A particular standout feature is the rear garden, providing a rare and private outdoor area for a property of this type.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Kitchen/Lounge

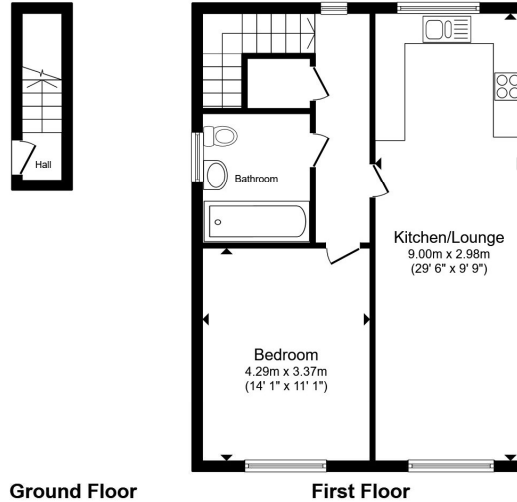
Plenty of worktop space and space for white goods, built in oven and electric hob with extractor fan with wall and base level units

Bedroom One

Double bedroom complete with carpet and radiator

Bathroom

Complete with wash basin, W.C and bath with over head shower



Total floor area 60.7 m² (654 sq.ft.) approx
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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Hopsack Road, Hingham Norwich

- One-bedroom flat
- Ideal for first-time buyers
- Fitted kitchen with ample storage
- Generous double bedroom
- Private rear garden

Tenure: Leasehold EPC Rating: A

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

offers over

£175,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
WYM109121 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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