



Halifax Close, Attleborough NR17 1FY

welcome to

Halifax Close, Attleborough

- Two-bedroom end-of-terrace home
- Modern fitted kitchen
- Spacious lounge/dining room with French doors
- Ground floor cloakroom
- Two double bedrooms

Tenure: Leasehold EPC Rating: Awaited
Council Tax Band: B 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.

£220,000

view this property online williamhbrown.co.uk/Property/ATB110408



Property Ref:

ATB110408 - 0006

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.

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Entrance Hall

Welcoming entrance hall providing access to the kitchen, cloakroom and living accommodation.

Kitchen

13' 9" x 13' 7" (4.19m x 4.14m)
Modern fitted kitchen with wall and base units, integrated oven, gas hob, extractor fan and built-in fridge freezer.

Cloakroom

Convenient ground floor cloakroom fitted with WC and wash hand basin.

Lounge/Dining Room

10' x 9' (3.05m x 2.74m)
Spacious lounge/dining room with French doors opening onto the rear garden, ideal for relaxing and entertaining.

Landing

First floor landing with airing cupboard, loft access and doors to all rooms.

Bedroom One

13' 9" x 9' 5" (4.19m x 2.87m)
Generous double bedroom featuring a bulkhead cupboard built in and overlooking the front drive.

Bedroom Two

13' 9" x 9' 4" (4.19m x 2.84m)
Built-in wardrobe, window facing into rear garden.

Family Bathroom

Modern bathroom comprising bath with shower over, wash basin, WC and heated towel rail.

Rear Garden

Two allocated off-road parking spaces located adjacent to the property.



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