



Hall Lane | Hingham | NR9 4JX
Asking Price £310,000

twgaze

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Period semi-detached house. 3 bedroom. 2 reception rooms with large conservatory. Ground floor Shower Room, first floor WC (potential to create another Shower Room) Generous size, sunny rear garden with workshop and summerhouse. Would benefit from some updating. Driveway.

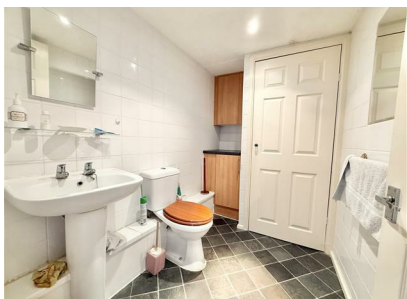
Just a short walk from the Market Place. No onward chain.

- Semi-detached period house
- 3 bedrooms, with first floor WC and ground floor shower room
- Good size rear garden with timber workshop and summerhouse
- Living room & dining room
- Generous 15' conservatory
- Driveway for 1-2 cars
- Popular, non-estate road just a short walk to the Market Place
- Would benefit from some updating
- No onward chain

Location

Hingham is conveniently placed for access to the vibrant market towns of Wymondham and Attleborough and the well known Wymondham College. The city of Norwich, with its widely regarded cultural, shopping, entertainment and educational facilities, lies around 15 miles away via the B1108. This trunk road enables good access to such Norwich destinations as The Research Park, Norwich and Norfolk Hospital and the UEA. The city has a mainline railway service into London Liverpool Street, a journey scheduled to take around two hours and a short drive to Attleborough railway station offers direct train links to both Cambridge and Stanstead Airport. There is the Popular White Hart Hotel and Public House and an interesting collection of shops, a butchers, a bakery and other small businesses. Hingham Primary School and Hingham Doctors Surgery are a two





minute walk from the property.

The Property

A period red brick house which stands in a popular, non-estate position within the town. The house has a traditional layout, in the shape of two formal reception rooms, both with chimney breasts. Off the fitted kitchen is a small lobby leading through to a useful ground floor shower room and spacious brick and uPVC conservatory. On the first floor a landing leads to all three bedrooms and a WC with airing cupboard. Whilst the house is perfectly liveable, it would ideally benefit from certain aspects being updated, such as the general décor and some of the fittings.

Outside

Just to the side of the house is a driveway space for one vehicle, with wooden gates opening to a further secure space. Steps from the conservatory open to a paved patio area and summer house with electrical connection (not tested by TW Gaze). The rear garden is laid mainly to lawn, which leads down the garden to where a hard standing concrete pad can be found, along with area (potential space for vegetable garden) and timber workshop, which requires some attention.

Services

Mains electricity, water and drainage. Oil fired central heating system.

Agent notes:

An exchange of contracts is subject to the Grant of Probate being issued.

How to get there:

W3W: [///browsers.unsettled.reading](https://www.browsers.unsettled.reading)

Viewing

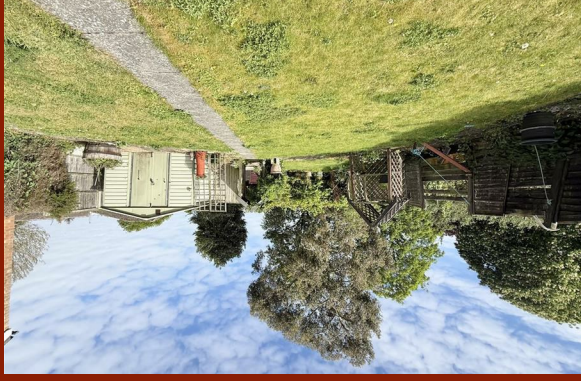
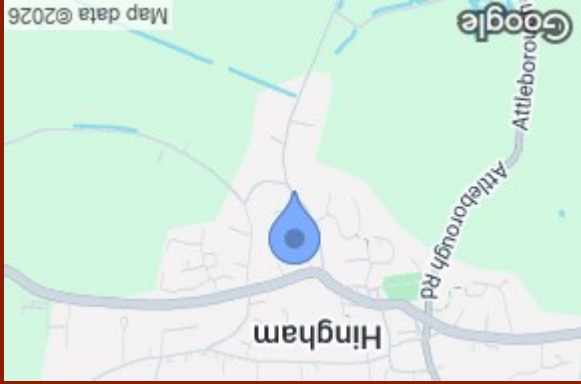
By appointment with TW Gaze

Freehold

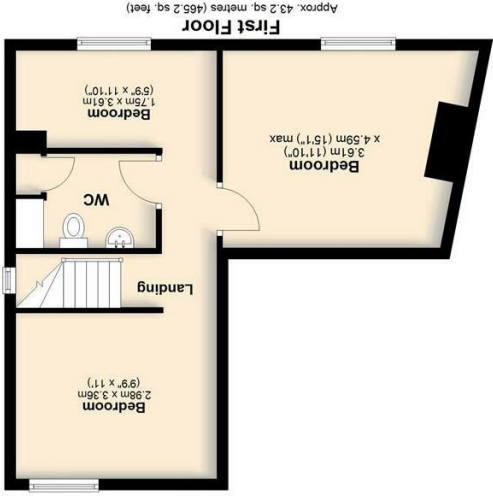
Council Tax: C

Anti-Money Laundering, Terrorist Financing and Transfer of funds Regulations 2017. In line with the regulations, TW Gaze are legally required to carry out AML due diligence checks on all proposed legal purchasers involved in the transaction. A charge of £25.00 + VAT (£30.00 Inc VAT) processing fee is applicable for each purchaser once an acceptable offer is agreed.

Ref: 2/20198/RM



Energy Efficiency Rating	
Current	Potential
77	42
Very energy efficient - lower running costs A (81-91)	
Energy efficient B (69-80)	
Decent energy efficiency C (55-68)	
Fair energy efficiency D (45-54)	
Below average energy efficiency E (35-44)	
Poor energy efficiency F (25-34)	
Very poor energy efficiency - higher running costs G (1-24)	
EU Directive 2002/91/EC England & Wales	



Total area: approx. 109.5 sq. metres (1178.5 sq. feet)

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