

Harebell Road | Attleborough | NR17 1FA

Asking Price £72,000

twgaze

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40% SHARED OWNERSHIP- rent payable £310.97 per month plus service charge

A two-bedroom coach house offering comfortable and well presented accommodation, complemented by the convenience of off-road parking and a private garden.

- 40% Ownership
- Private enclosed garden
- Off road driveway parking for one vehicle
- Offered with no chain
- Two bedroom
- Undercroft parking for one vehicle
- Open plan Lounge/kitchen







Location

The property is located on a popular development with great access to the A11 and Attleborough town centre. Attleborough is a popular town with a range of amenities, including supermarkets, building societies, doctors and dental surgeries, solicitors, accountants and sports clubs. There are also many primary and secondary schools in close proximity, with the market town of Wymondham less than 7 miles away and the Cathedral city of Norwich less than 16 miles away. It has a railway station on the Norwich to Cambridge line, with regular direct services running from Norwich to London Liverpool Street.

The Property

This well-presented two-bedroom coach house-style property offers spacious and













versatile accommodation, making it an ideal home for first-time buyers, couples or those looking for a low-maintenance property. Upon entering, you are welcomed by your own private entrance hall, providing access to the accommodation. Upstairs, a spacious landing with useful built in storage leads to two generously sized double bedrooms and a well appointed family bathroom. The property also features a bright and spacious open-plan lounge, kitchen and dining area, creating a sociable and contemporary living space. The open-plan layout provides plenty of room for relaxing, dining and entertaining, while the kitchen offers a practical and well connected space for everyday living.

Outside
The property benefits from undercroft parking for one vehicle, complemented by a private driveway providing additional off road parking. There is also a useful external storage area, ideal for bicycle storage, with direct access to the rear garden. The private rear garden is fully enclosed and offers a good degree of privacy, comprising a paved patio area, lawned section and a useful timber storage shed, providing an attractive and practical outdoor space for entertaining and relaxation.

Services
Mains electricity, mains gas central heating, mains water and drainage

Agents note - In accordance with the Estate Agents Act 1979 we declare that the vendor of this property is a member of staff of TW Gaze.

£310.97 rent payable per calendar month rent payable to Orbit
£90.74 Service Charge per calendar month including Buildings Insurance
£20.06 Management Fee

How to get there
What3words: ///other.chess.stream

Viewing
By appointment with TW Gaze

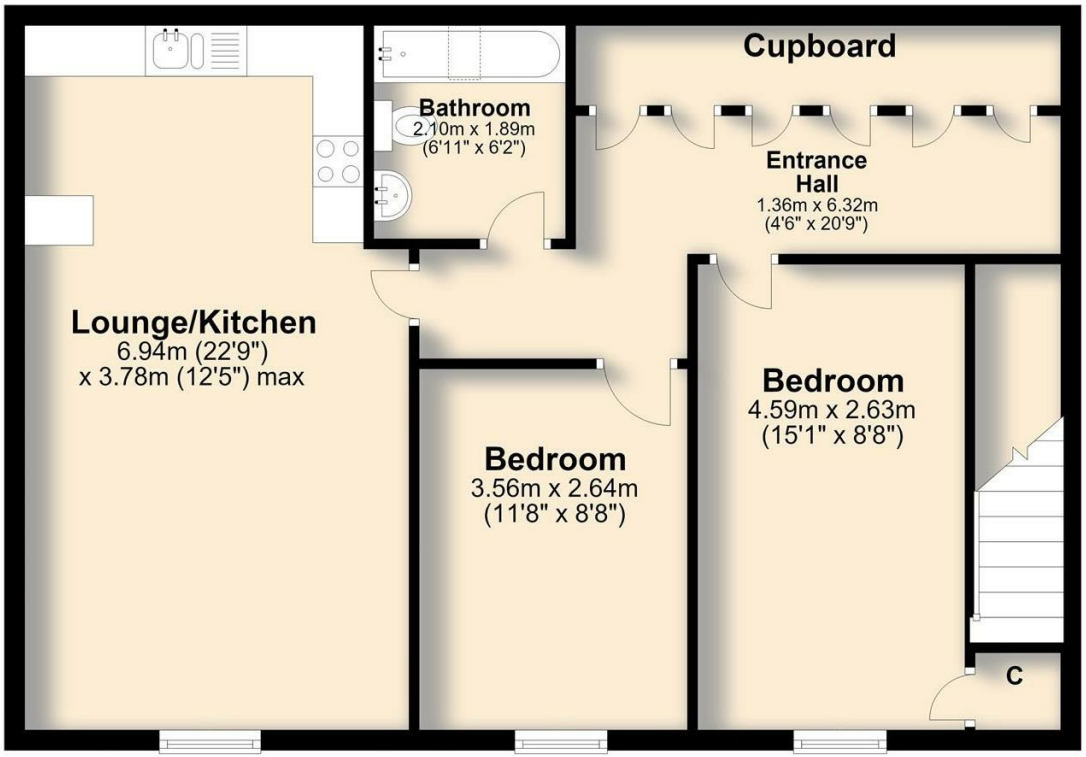
Leasehold 115 years remaining

Council Tax: Breckland Band A

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: 2/20338/LK

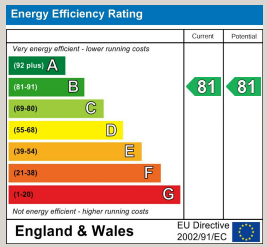




Apartment

Approx. 70.7 sq. metres (761.5 sq. feet)

Total area: approx. 70.7 sq. metres (761.5 sq. feet)



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