

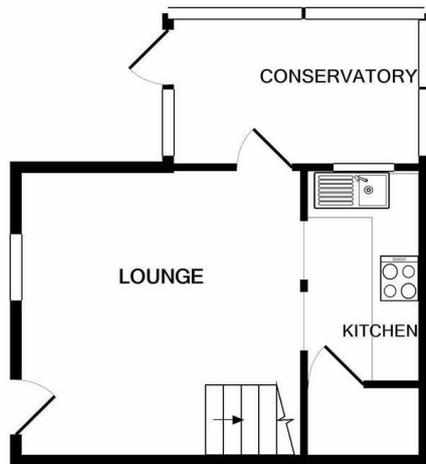


32 Ellison Close | | Attleborough | NR17 1QT

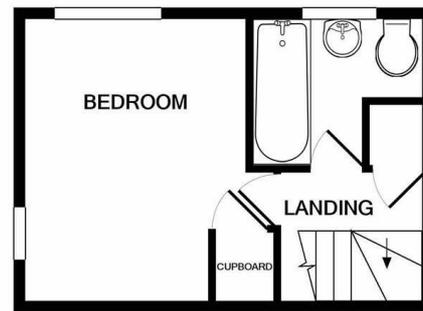
Guide Price £140,000

Guide Price £140,000 - £145,000. Tucked away in the ever popular town of Attleborough is this well presented, one bedroom end terrace house with accommodation comprising lounge, kitchen and conservatory to the ground floor. To the first floor there is one double bedroom and bathroom. Outside there is one parking space to the front of the property and a stunning, enclosed garden to the rear. The house benefits from double glazing, gas fired central heating and is in good decorative order throughout. The property would make a great first time purchase or buy-to-let investment and internal viewing is highly recommended.





GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Location

Attleborough is located between Norwich and Thetford on the A11 and provides access between Norwich and Cambridge with excellent transport links by road and rail. Attleborough has a large array of amenities from independent shops to mainstream supermarkets, restaurants and bars.

Accommodation Comprises:

Front door to:

Lounge

3.82m x 3.70m (12' 6" x 12' 2") Double glazed window to side, radiator.

Kitchen

2.83m x 1.56m (9' 3" x 5' 1") Fitted wall and base units with work tops over, sink and drainer, four ring electric hob with extractor over, fitted oven, space for washing machine and fridge, double glazed window to rear, storage cupboard.

Conservatory

3.30m x 2.02m (10' 10" x 6' 8") uPVC double glazed construction with uPVC door to rear, electric radiator.

First Floor Landing

With doors to bedroom, bathroom and storage cupboard.

Bedroom

3.87m x 3.34m (12' 8" x 10' 11") Double glazed windows to side and rear, radiator, storage cupboard.

Bathroom

Panelled bath with shower over, low level WC, hand wash basin, radiator, frosted double glazed window to rear.

Outside - Front

One parking space.

Outside - Rear

Timber decked seating area leading to lawned area with mature plants and shrubs, timber shed, enclosed by timber fencing with side gate access.


Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		89
(69-80) C	68	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Local Authority

Breckland District Council

Tenure

Freehold

Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and as so cannot verify that they are in working order or fit for their purpose. Gilson Bailey cannot guarantee the accuracy of the information provided. This is provided as a guide to the property and an inspection of the property is recommended.