



**4 Albemarle Villas, London Road, ATTLEBOROUGH, NR17 2DD**

**GUIDE PRICE £350,000 FREEHOLD**



**KEY FEATURES**

- \* No onward chain
- \* Enriched with Victorian character
- \* 4 good sized bedrooms
- \* 24FT Lounge / diner
- \* 18 FT Kitchen / breakfast room
- \* Spacious entrance hall with large cupboard
- \* Family bathroom
- \* Off road parking for three cars
- \* 170FT Established mature rear garden with a range of outbuildings

**Directions** From Sainsburys proceed along The High Street into London Road, Albermarle Terrace will be found on the right hand side just after the ATS garage.

# ACCOMMODATION COMPRISES:

We are delighted to bring onto the market this 4 bedroom semi detached Victorian house. Accommodation comprises of entrance hall, 24FT lounge / diner, kitchen/breakfast room, to the first floor there are 3 bedrooms with a further 4th bedroom on the second floor. To the outside offers off road parking for three cars with a side gate leading to an rear garden. The rear is enclosed and measures approximately 170ft in length, laid to lawn, patio area, brick built shed and outside W/C, shed greenhouse and offers a range of tree, mature shrubs and plants.

## ENTRANCE HALL

Doors leading to lounge/diner, kitchen and large storage cupboard measuring 5' 9" x 2' 6" (1.75m x 0.76m) .

## LOUNGE / DINER

24' 8" x 12' 6" (7.52m x 3.81m) Radiator x 2

## KITCHEN / BREAKFAST

18' 8"-x 11' 8"- 8' 8" (5.69m x 3.56m - 2.64m) Fitted with a range of matching wall and base units, mid height oven, hob, extractor hood, sink and tap, space and plumbing for washing machine, space and plumbing for dishwasher, wall mounted boiler, radiator, tiled splashbacks tiled floor and door to garden.

## FIRST FLOOR

### LANDING

Doors leading to bathroom and bedrooms 1,2 and 3.

### BATHROOM

12' 5" x 4' 5" (3.78m x 1.35m) Bath, W/C, basin and radiator.



### BEDROOM 1

13' 3" x 11' 1" (4.04m x 3.38m) Radiator.



### BEDROOM 2

9' 7" x 8' 9" (2.92m x 2.67m) Radiator.

### BEDROOM 3

15' 5" x 10' 1" (4.70m x 3.07m) Built in cupboard, sink and tap and stairs leading to bedroom 4.



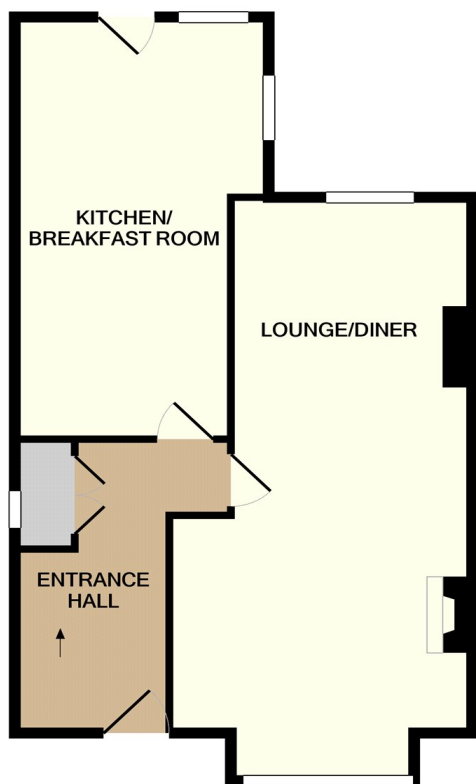
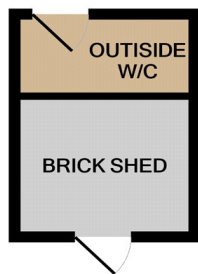
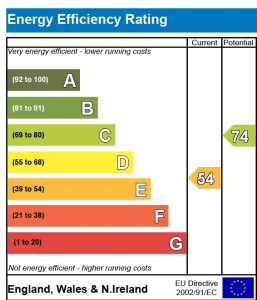
### BEDROOM 4

17' 2" x 12' 8" (5.23m x 3.86m) Built in storage cupboard and Velux windows.

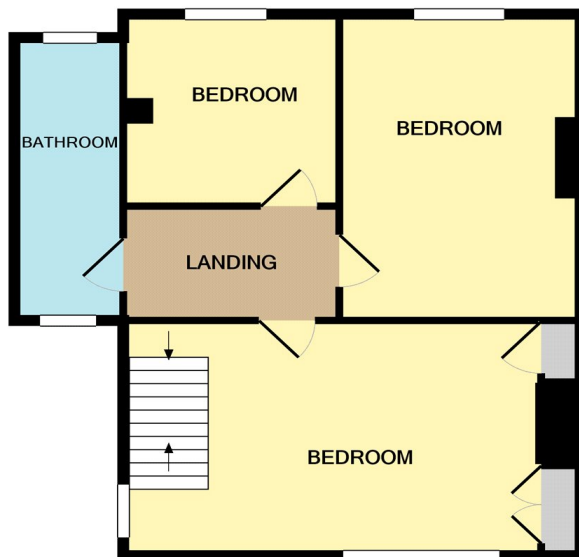
## OUTSIDE

To the outside offers off road parking for three cars with a side gate leading to the rear garden. The rear is enclosed and measures approximately 170FT in length, laid to lawn, patio area, brick built shed with separate W/C , shed, greenhouse and has a range of mature trees, shrubs and plants.

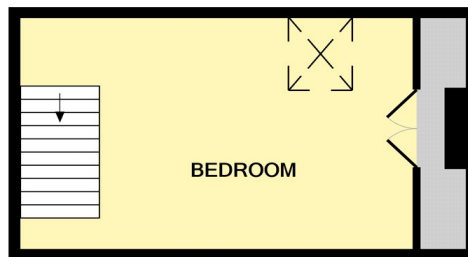




GROUND FLOOR  
APPROX. FLOOR  
AREA 628 SQ.FT.  
(58.3 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 507 SQ.FT.  
(47.1 SQ.M.)



2ND FLOOR  
APPROX. FLOOR  
AREA 202 SQ.FT.  
(18.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 1336 SQ.FT. (124.2 SQ.M.)

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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The information given in these particulars is intended to help you decide whether you wish to view this property and to avoid wasting your time in viewing unsuitable properties. We have tried to make sure that these particulars are accurate, but to a large extent we have to rely on what the seller tells us about the property. We do not check every single piece of information ourselves as the cost of doing so would be prohibitive and we do not wish to unnecessarily add to the cost of moving house. " Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sale particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission etc.) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains etc.) will be included in the sale."

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