

Lincoln Close | | NR9 4LZ

Guide Price £150,000 - £160,000

twgaze

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Guide Price £150,000- £160,000 . A beautifully presented, recently renovated, one-bedroom bungalow, featuring a brand-new modern kitchen and stylish new bathroom. The property offers comfortable single-storey living, complemented by off-road parking and a private rear garden, providing an ideal space for relaxing and enjoying the outdoors.

- Guide Price £150,000 - £160,000
- One bedroom bungalow
- Private rear garden
- New fitted Shower room
- Offered with no chain
- Off road parking for several vehicles
- New fitted kitchen

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
Upon entering the bungalow, you are welcomed by an entrance hall leading through to a spacious lounge featuring an attractive electric fireplace. The lounge is open-plan to a newly fitted, modern kitchen, creating a bright and sociable living space. A door from the kitchen provides direct access to the garden. The accommodation is completed by a newly fitted shower room and a well-presented bedroom.

Outside
To the front of the property, a pathway leads to the main entrance, alongside a spacious off-road parking area providing space for several vehicles. To the rear, the property benefits from a private garden, complete with a patio area, ideal for outdoor dining, entertaining and relaxation.

Services
Mains electric, mains water and mains drainage

How to get there
What3words: ///whisk.chairs.houseboat

Viewing
By appointment with TW Gaze

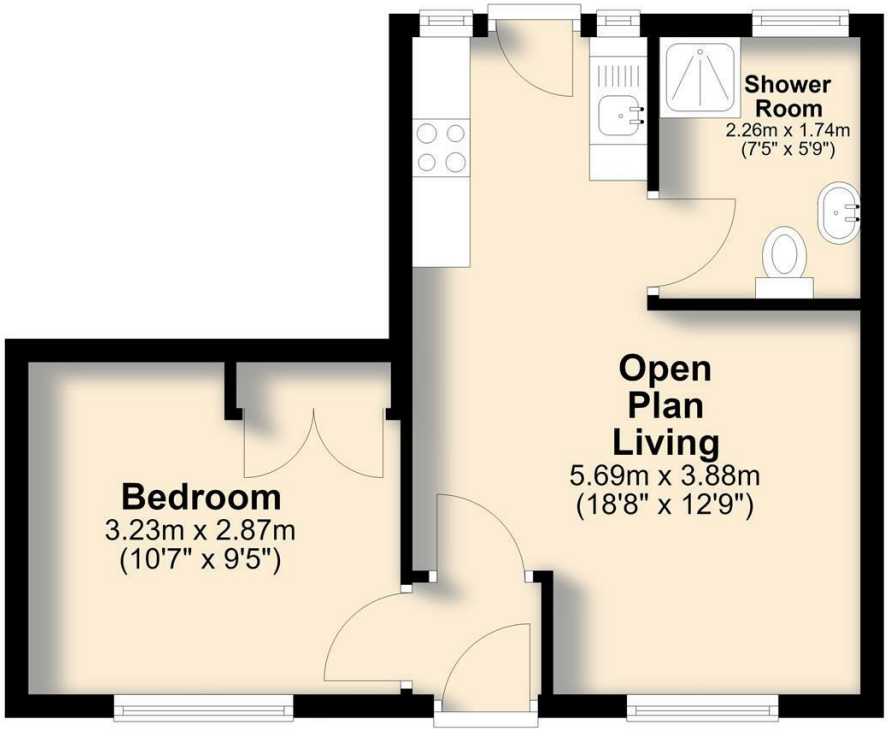
Freehold

Council Tax: Band A payable to South Norfolk

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: 2/20404

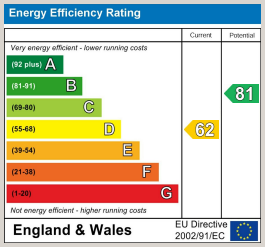




Floor Plan

Approx. 31.6 sq. metres (340.2 sq. feet)

Total area: approx. 31.6 sq. metres (340.2 sq. feet)



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