



1 Eldon Court  
Attleborough  
NR17 2FG

Guide Price £198,000







- **Ideal first time purchase or landlord investment**
- **Two double bedrooms**
- **Private cul-de-sac of just 2 properties**
- **Off road parking**
- **Enclosed rear garden**
- **Modern fitted kitchen and bathroom**
- **Well presented throughout**
- **Easy commuter access to A11**
- **Close to Attleborough town centre**

### **Location**

The property is located on a private cul-de-sac in a quiet position in this up-and-coming town and yet just a brisk walk or short drive from the shops, supermarkets and wide array of amenities that this vibrant market town has to offer including the Academy secondary school (Ofsted rating Good), and is also fortunate to offer several good transport options, with a regular rail service into Norwich, Ely and Cambridge from where there are connections in to London Kings Cross. The A11 dual carriage way also runs on the edge of the town and allows for speedy access into Wymondham (6 miles) and the centre of Norwich (15 miles).







### **The Property**

A wonderful opportunity for any first time buyer or landlord looking for a good investment. This property is found in good order throughout, neutrally decorated and benefitting from high quality contemporary kitchen and bathroom suites.

The accommodation comprises a spacious sitting room with door to the rear garden, an extra generous entrance hall able to hold storage furniture with ease. A light and modern kitchen with ample wall and floor units, integrated oven and gas hob, there is also a WC cloaks room at the entrance. Upstairs there are two double bedrooms and a very current bathroom suite. Handy built in storage cupboards on both levels.

### **Outside**

Approached off Besthorpe Road in to a cul-de-sac development of just these two properties. Off road tandem parking available for several vehicles. To the rear the fully enclosed garden is easy maintenance yet spacious enough to accommodate a fair lawn, patio area and shed.

### **Services**

Mains water, electricity, and drainage are connected. Gas fired combi boiler providing heating to radiators.

### **Directions**

Entering Attleborough via the A11 Besthorpe bypass, turn left in to Mill Lane. Follow the road to the top and right on to Besthorpe Road. Go over the min roundabout and Eldon Court will be found after a short distance on the left.

### **Viewing**


Strictly by appointment with TW Gaze.

### **Freehold**

### **Council Tax Band – C**

**Ref: 2/19147/SM**

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		92
(81-91) <b>B</b>		
(69-80) <b>C</b>	79	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

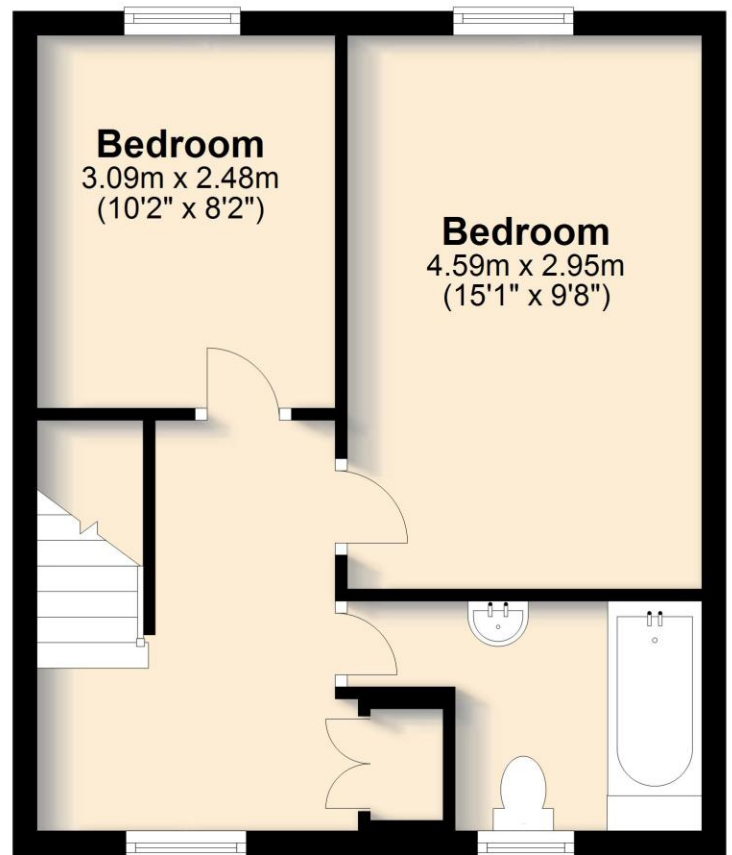
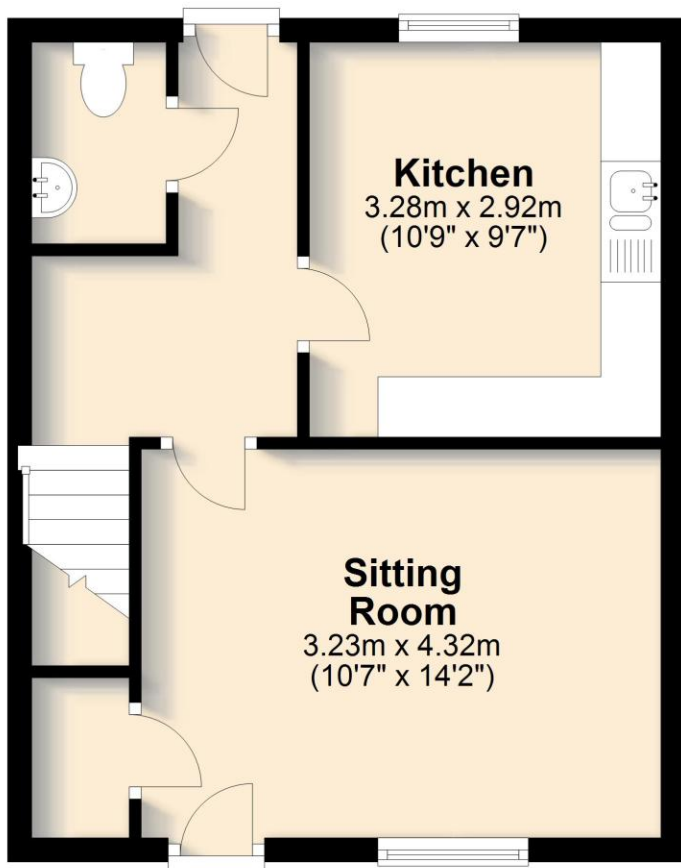
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## 1 Eldon Court, Attleborough

Approx. 71.1 sq. metres (765.6 sq. feet)

Total area: approx. 71.1 sq. metres (765.6 sq. feet)

For illustrative purposes only. NOT TO SCALE.

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