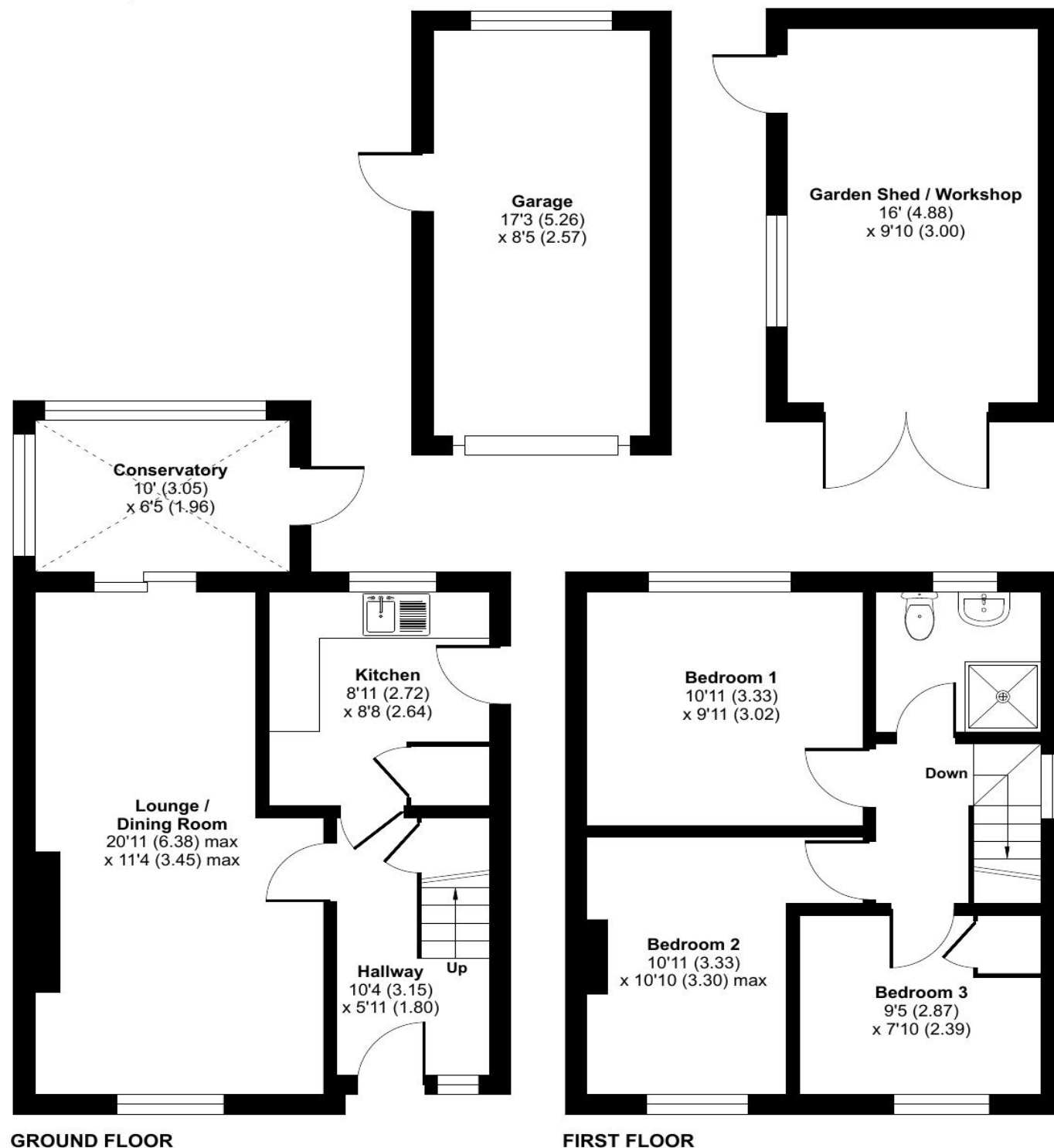


Fleeters Hill, Hingham, Norwich, NR9

Approximate Area = 834 sq ft / 77.5 sq m
 Garage = 157 sq ft / 14.6 sq m
 Outbuilding = 147 sq ft / 13.7 sq m
 Total = 1138 sq ft / 105.7 sq m
 For identification only - Not to scale



Fleeters Hill, Hingham, Norwich, NR9 4LA

CHAIN FREE!

Semi-detached three bedroom house ready for updating situated in the popular well serviced, sought after village of Hingham. The property offers lots of potential and comes with garage, parking, gardens, oil fired central heating and UPVC double glazing.

Price £230,000 Freehold



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Longsons. REF: 1105361



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Garage
17'3" (5.26m) x 8'5" (2.57m)

Main up and over door to front, window to rear aspect, UPVC double glazed entrance door to side, oil fired central heating boiler, electric light and power.

Outside Front

Garden laid to paving slabs, shrubs and plants to borders, driveway with carport to side providing off road parking, outside lights, access to rear garden.

Rear Garden

Shrubs, plants and flowers to beds and borders, paved patio seating area, garden shed/workshop, outside tap, outside light, wooden fence to perimeter.

Agent's Notes

EPC rating E54 (Full copy available on request)

Council tax band B (Own enquiries should be made via South Norfolk Council)

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.

- Semi-Detached House
- Three Bedrooms
- Sought After Village Location
- Garage and Gardens
- Conservatory
- Off-Road Parking
- Oil Fired Central Heating
- UPVC Double Glazing
- Ready For Updating
- CHAIN FREE

Situated in the popular, well serviced village of Hingham, Longsons are delighted to bring to the market this semi-detached, three bedroom house. The property is ready for updating and offers lots of potential. It comes with garage, gardens, parking, oil fired central heating and UPVC double glazing.

Offered - CHAIN FREE!

Briefly, the property offers entrance hall, lounge/dining room, conservatory, kitchen, three bedrooms, shower room, garage, parking, gardens, oil fired central heating and UPVC double glazing.

HINGHAM

Dereham: 9 miles, Watton: 7 miles, Attleborough: 7 miles, Norwich: 20 miles.

Hingham is a well serviced town with a bus route. Hingham town has a co-op, corner shop with post office and various coffee shops. Hingham also has a dentist, doctors, primary school, hair & beauty shops and is also home to the White Hart pub, restaurant and B&B. With easy access into Attleborough and

Norwich for the train lines taking you into London Kings Cross.

Entrance Hall

UPVC double glazed entrance door to front, stairs to first floor, under stairs storage cupboard, radiator.

Lounge/Dining Room
20'11" (6.38m) Max x 11'4" (3.45m) Max

Feature fireplace (currently closed off) UPVC double glazed window to front aspect, two radiators, double glazed patio doors opening to conservatory.

Conservatory
10'0" (3.05m) x 6'5" (1.96m)

UPVC double glazed conservatory, entrance door opening to rear garden.

Kitchen
8'11" (2.72m) x 8'8" (2.64m)

Fitted kitchen units to walls and floor complemented by a work surface over, stainless steel sink unit, mixer tap and drainer, space and plumbing for washing machine, space for electric oven, built-in cupboard, tiled

splashback, UPVC double glazed entrance door opening to side, UPVC double glazed window to front aspect, radiator.

Stairs and Landing

Loft access, UPVC double glazed window to side aspect.

Bedroom One
10'11" (3.33m) x 9'11" (3.02m)

UPVC double glazed window to rear aspect, radiator.

Bedroom Two
10'11" (3.33m) x 10'10" (3.3m) Max

UPVC double glazed window to front aspect, radiator.

Bedroom Three
9'5" (2.87m) x 7'10" (2.39m)

UPVC double glazed window to front aspect, built in cupboard housing hot water cylinder, radiator.

Shower Room

Shower cubicle, wash basin, WC, obscure glass UPVC double glazed window to rear aspect, radiator.

