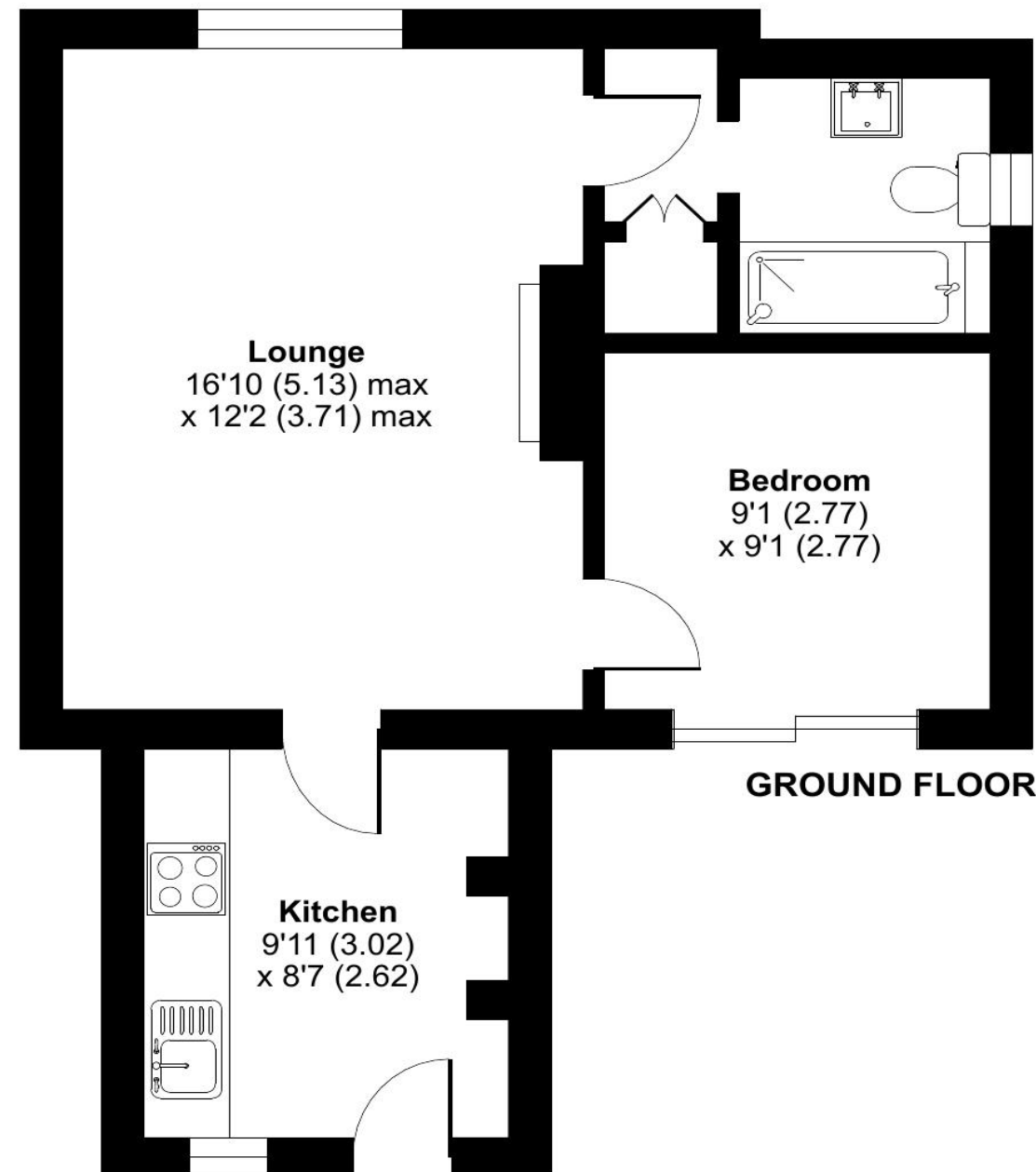


# Surrogate Street, Attleborough, NR17

Approximate Area = 452 sq ft / 42 sq m  
For identification only - Not to scale



## Court Lodge, Surrogate Street, Attleborough, NR17 2AW

**VENDOR HAS FOUND!**

Well presented, ground floor one bedroom flat in the popular Norfolk town of Attleborough. The property offers its own private garden, parking for one vehicle, cast iron feature fireplace and mostly UPVC double glazed. Viewing highly advised!

**Price £130,000 Freehold**

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Longsons. REF: 1311306



18 High Street Watton Thetford Norfolk IP25 6AE  
Tel: 01953 883474 | Email: [watton@longsons.co.uk](mailto:watton@longsons.co.uk)  
<https://www.longsons.co.uk>

18 High Street Watton Thetford Norfolk IP25 6AE  
Tel: 01953 883474 | Email: [watton@longsons.co.uk](mailto:watton@longsons.co.uk)  
<https://www.longsons.co.uk>





### Bedroom One

**9'1" (2.77m) x 9'1" (2.77m)**

UPVC double glazed sliding doors opening to garden.

### Inner Hall

Built in cupboard.

### Bathroom

Bathroom suite comprising; bath with shower over and shower screen, wash basin set within fitted cabinet, WC, tiled floor, part tiled walls, obscure glass UPVC double glazed window to side, extractor fan, electric heated towel rail.

### Outside Front

Front garden laid to brickweave providing parking for one, metal gate providing access to rear garden, hedge to perimeter

### Rear Garden

Low maintenance rear garden laid to paving slabs and shingle, raised flower beds, gated access to front, fence to perimeter.

### Agent's Notes

Vendor is in the process of extending the lease to 99 years with a current service charge £150 per annum.

### Agent's Notes 2

EPC rating E41 (Full copy available on request)

Council tax band A (Own enquiries should be made via Breckland District Council).

- Ground Floor Flat
- One Bedroom
- Feature Cast Iron Fireplace
- Energy Efficiency Rating E51
- Electric Heating
- Rear Garden
- Parking for One Vehicle
- Popular Location

### Vendor Has Found!

Situated in the popular, Norfolk town of Attleborough, Longsons are delighted to bring to the market this well presented, one bedroom ground floor flat. The property offers its own private garden, parking for one vehicle, cast iron feature fireplace and mostly UPVC double glazed.

### Viewing highly advised!

Briefly, the property offers kitchen, lounge, inner hall, bedroom, bathroom, garden, parking for one vehicle, electric storage heaters and majority UPVC double glazing.

Nestled in the heart of Norfolk, Attleborough is a thriving market town that perfectly blends traditional charm with modern convenience. With its vibrant weekly market, schools and a growing selection of independent shops, cafés and restaurants, it's easy to see why Attleborough is a popular choice for families and commuters alike. The town offers superb transport links, including a mainline railway station with direct services to Norwich and Cambridge, as well as easy access to the A11. Surrounded by picturesque countryside and close to Thetford Forest, Attleborough provides a relaxed, community-focused lifestyle with all the essentials on your doorstep.

### Kitchen

**9'11" (3.02m) x 8'7" (2.62m)**

Fitted kitchen units to wall and floor, worksurface over, 1.5 bowl sink unit with mixer tap and drainer, space for electric oven, space for fridge/freezer, space and plumbing for washing machine, tiled floor, UPVC glazed window to rear aspect, UPVC double glazed entrance door opening to garden, tiled splashback.

### Lounge

**16'10" (5.13m) Max x 12'2" (3.71m) Max**

Cast iron feature fireplace with decorative surround, single glazed window to front with secondary glazing, wall mounted electric storage heater.

