

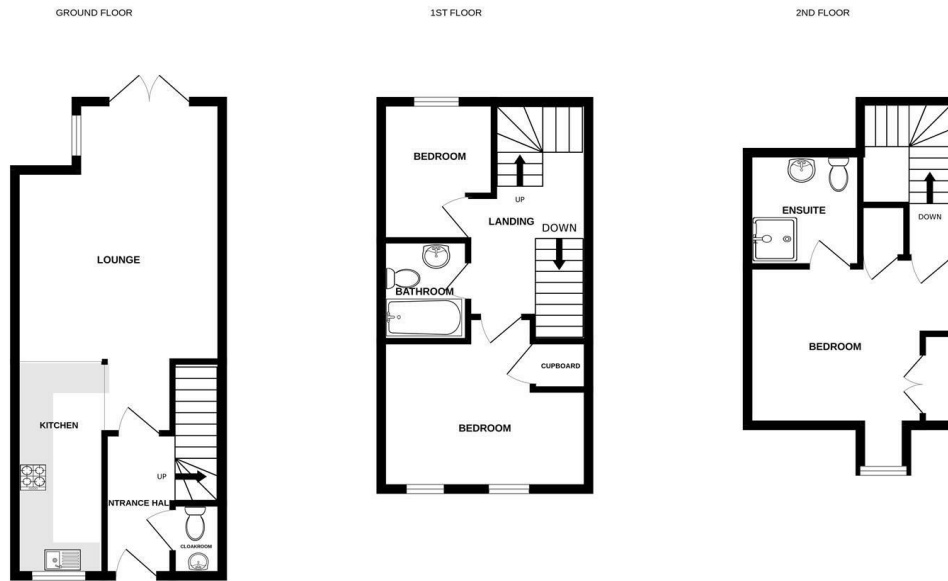


**5 Poll Close | | Wymondham | NR18 0WU**

**Guide Price £250,000**

**\*\*GUIDE PRICE £250,000 - £260,000 MODERN TOWNHOUSE OFFERED WITH NO ONWARD CHAIN\*\*** Gilson Bailey are delighted to offer this WELL PRESENTED, THREE BEDROOM, THREE STOREY, MID TOWNHOUSE situated in the highly sought after market town of Wymondham. Accommodation comprising entrance hall, kitchen/living area and WC to the ground floor. On the first floor there are two bedrooms and a bathroom off landing and to the second floor there is another bedroom with an EN-SUITE SHOWER ROOM. Outside there is a low maintenance front garden and an enclosed rear garden with gate access to a LARGE GARAGE with AN ALLOCATED PARKING SPACE. The townhouse benefits from double glazing, gas heating, efficient hot water solar panels, new carpets and flooring and has been re-decorated throughout. The property would make an excellent first time purchase so be quick to book a viewing.





Whilst every attempt has been made to ensure the accuracy of the floorplan 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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## Location

The popular market town of Wymondham lies off the A11 approximately 9.5 miles south-west of the historic and cultural City of Norwich and boasts a full range of amenities including schooling to include Wymondham College and Wymondham High Academy, Wymondham Abbey, popular local shops, pubs and restaurants. The train station provided links to Norwich, Cambridge and London.

## Accommodation Comprises

Front door to:

### Entrance Hall

Doors to kitchen/living area, WC and stairs to first floor.

### Kitchen/Living Area 29'3" x 12'9"

Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, space for fridge, freezer, washing machine and dishwasher, two double glazed windows, two radiators, patio doors.

### WC

Low level WC, hand wash basin, radiator, frosted double glazed window.

### First Floor Landing

Doors to two bedrooms, bathroom and stairs to second floor.

### Bedroom Two 12'9" x 8'0"

Two double glazed windows, radiator, storage cupboard.

### Bedroom Three 8'11" x 6'10"

Double glazed window, radiator.

### Bathroom 6'2" x 6'0"

Panelled bath with shower over, low level WC, hand wash basin, radiator.

### Second Floor Landing

Door to:

### Bedroom One 12'9" x 11'9"

Double glazed window, radiator, built in wardrobes.

### En-Suite 6'5" x 6'3"

Shower cubicle, low level WC, hand wash basin, radiator, velux window.

### Outside Front

Low maintenance garden with path to front door.

### Outside Rear

Patio area, artificial grass, enclosed by timber fencing with rear gate access to a large 19ft garage and an off road parking space.

### Local Authority

South Norfolk District Council, Tax Band C.


### Tenure

Freehold

### Utilities

Ultrafast full fibre broadband available.  
Mains water and electric.


**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>91</b>
(81-91) <b>B</b>	<b>80</b>	
(69-80) <b>C</b>		
(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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Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and as so cannot verify that they are in working order or fit for their purpose. Gilson Bailey cannot guarantee the accuracy of the information provided. This is provided as a guide to the property and an inspection of the property is recommended.