



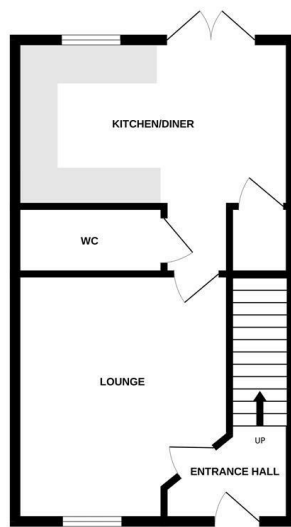
11 Velvet Close | | Wymondham | NR18 9FX

Guide Price £270,000

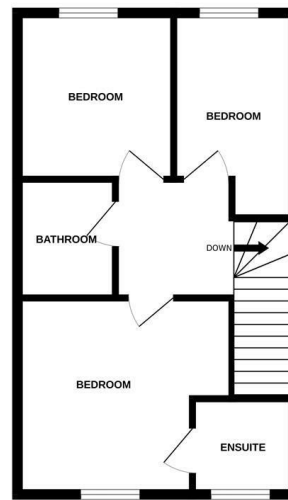
****GUIDE PRICE £270,000 - £280,000** EXCELLENT FIRST TIME PURCHASE WITH OFF ROAD PARKING**** Gilson Bailey are delighted to offer this WELL PRESENTED, MODERN, THREE BEDROOM, SEMI DETACHED HOUSE situated in the highly sought after market town of Wymondham. Accommodation comprising entrance hall, lounge, kitchen/diner and WC to the ground floor. On the first floor there are THREE BEDROOMS and a bathroom off landing with bedroom one having an EN-SUITE SHOWER ROOM. Outside there are TWO OFF ROAD PARKING SPACES to the front and to the rear there is an enclosed garden with side gate access. The house benefits from double glazing, gas heating and is in excellent condition throughout. The property would make a great first time purchase so be quick to book a viewing.



GROUND FLOOR
418 sq.ft. (38.9 sq.m.) approx.



1ST FLOOR
418 sq.ft. (38.9 sq.m.) approx.



TOTAL FLOOR AREA: 837 sq.ft. (77.7 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, 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 is given to their operability or efficiency can be given.
Made with Metaplan 12/2014

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

Door to lounge and stairs to first floor.

Lounge 13'10" x 12'0"

Double glazed window, radiator.

Kitchen/Diner 15'6" x 9'4"

Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, integrated fridge/freezer, washing machine and dishwasher, French doors, double glazed window, radiator.

WC

Low level WC, hand wash basin.

First Floor Landing

Doors to three bedrooms and bathroom.

Bedroom One 12'0" x 11'1"

Double glazed window, radiator.

En-Suite 5'8" x 5'6"

Shower cubicle, low level WC, hand wash basin, heated towel rail, frosted double glazed window.

Bedroom Two 10'10" x 8'8"

Double glazed window, radiator.

Bedroom Three 11'6" x 6'6"

Double glazed window, radiator.

Bathroom 6'7" x 5'6"

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

Outside Front

Two off road parking spaces.

Outside Rear

Patio seating area leading to a lawned garden, mature plants and shrubs, enclosed by timber fencing with side gate access.

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) A		96
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Local Authority

South Norfolk District Council, Tax Band C

Tenure

Freehold

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.

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