



**GINGER COW**  
ESTATE AGENTS

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## 38 Hummingbird Way, Wixams

£250,000

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This immaculately presented two-bedroom end terrace home in Wixams village provides a rare opportunity to enjoy modern open-plan living in a tranquil, well-connected setting. With its spacious design, contemporary finishes, and convenient location, this home is perfect for those seeking a blend of village life and modern comfort. Offering excellent transport links, a communal garden, and proximity to local amenities, this property represents an outstanding choice for discerning buyers. Schedule a viewing today to fully appreciate everything this home has to offer!

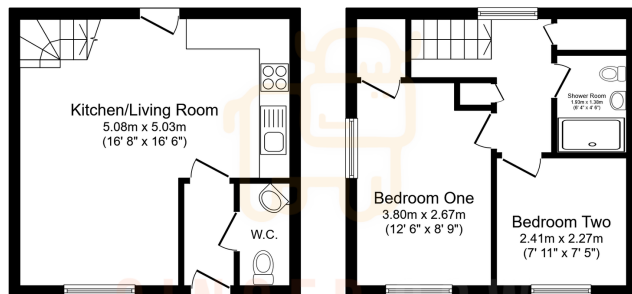


Floor Area: sq. ft.

Tenure: Freehold

Service Charge: £364.47 per annum

Ground Rent: £0 per annum



Ground Floor  
Floor area 28.3 m<sup>2</sup> (305 sq.ft.)

First Floor  
Floor area 28.3 m<sup>2</sup> (305 sq.ft.)

TOTAL: 56.7 m<sup>2</sup> (610 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), coverings and orientations are approximate. No details are guaranteed. Please contact the estate agent for any professional advice. This form does not constitute any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.co.uk

