



Briton Way, Wymondham NR18 0TT

welcome to

Briton Way, Wymondham

We are proud to be presenting this fantastic 2 bedroom property just a short walk from Wymondham town centre.



Entrance Hall

Door to front aspect, with door leading to the lounge/diner.

Lounge/ Diner

14' 9" x 10' 10" (4.50m x 3.30m)

Window to front aspect, television and telephone points, radiator and door leading to the kitchen/breakfast room.

Kitchen/ Breakfast Room

14' 9" x 8' 2" (4.50m x 2.49m)

Fitted kitchen with wall and base units with work surfaces above with a single bowl stainless steel sink, space for oven, plumbing for dishwasher, under stair storage cupboard, window to rear aspect and door to the rear garden.

Landing

Stairs leading from living room with doors leading to all rooms and airing cupboard.

Bedroom 1

13' 5" x 11' 1" (4.09m x 3.38m)

There is a radiator, two windows to front aspect and is laid to carpet.

Bedroom 2

9' 6" x 7' 6" (2.90m x 2.29m)

There is a radiator, window to rear aspect and is laid to carpet.

Bathroom

This is a three piece suite comprising of a mid-level WC, wash hand basin, bath with mixer taps as well as partly tiled walls and window to rear aspect.

Front of the Property

The front garden with predominately laid to lawn with a paved pathway leading to the front door.

Rear of the Property

Predominately laid to lawn, paved patio and door via to the kitchen back into the property.



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



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Briton Way, Wymondham

- CHAIN FREE
- 2 BEDROOM MID-TERRACED HOUSE
- SPACIOUS LIVING ROOM
- FRONT AND REAR GARDENS
- OFF-ROAD PARKING

Tenure: Freehold EPC Rating: D

offers in excess of

£200,000



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Please note the marker reflects the postcode not the actual property



Property Ref:
WYM108079 - 0008

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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