



Esprit Close, Wymondham NR18 9LY

welcome to

Esprit Close, Wymondham

William H Brown have pleasure in advertising this mid terraced property perfect for Buy to Let investor's / First time buyers, just a short reach of the Town Centre of Wymondham!



Entrance Hall

The entrance hall presents a double-glazed door to front aspect with a single wall mounted radiator and doors leading to lounge and kitchen with fitted carpet through-out.

Lounge

15' 5" x 11' 10" (4.70m x 3.61m)

The Lounge has access to the rear garden via patio doors. it also has stairs leading to the first floor, telephone and television points and laid to carpet.

Kitchen

11' 7" x 8' 7" (3.53m x 2.62m)

Fitted kitchen with a selection of wall and base units with overhead work surfaces, there is an electric oven with gas hob and extractor fan above. You will also find space for a fridge/freezer and there is plumbing for a washing machine. There is a PVC double glazed window to front aspect, single stainless-steel sink.

Landing

Laid to carpet and doors leading to all bedrooms and family bathroom.

Bedroom One

11' 10" x 11' 9" (3.61m x 3.58m)

The first bedroom presents with fitted wardrobes, a double aspect window to rear aspect, a single wall mounted radiator and fitted carpet through-out.

Bedroom Two

12' 1" x 6' 2" (3.68m x 1.88m)

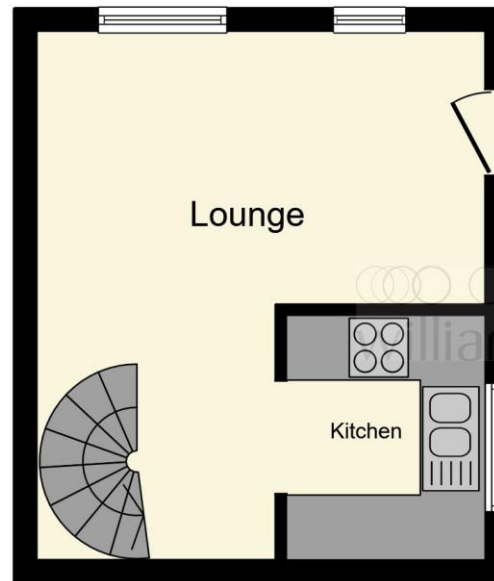
The second bedroom has a PVC double aspect window to front aspect, a wall mounted radiator, fitted carpet and loft access.

Bathroom

The bathroom has a three piece suite entailing a WC,, wash hand basin with bath with mixer taps and shower over. The bathroom also houses the boiler with wall mounted radiator, extractor fan and PVC double aspect window to front.

Outside

To the front there is a brick weave driveway leading to a single garage. To the rear, there is a fully enclosed rear garden, predominantly laid to lawn with a timber decking area.



Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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welcome to

Esprit Close, Wymondham

- Two bedroom terraced house
- Well presented throughout
- Spacious Lounge/Diner
- Driveway and Garage
- Close to train station

Tenure: Freehold EPC Rating: C

offers in excess of

£210,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
WYM108454 - 0004

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