



Tipperary Avenue, Wymondham, NR18 0ZA

welcome to

Tipperary Avenue, Wymondham

A modern, two bedroom apartment, ideally located for Waitrose, the A11 and A47, and within easy reach of Wymondham town centre. The property boasts an open plan kitchen/living/dining space, en suite & bathroom, plus two allocated parking spaces. Must be seen!



Hall

Laid to carpet with doors leading to all rooms.
Storage cupboard.

Kitchen/Dining/Living Space

21' 7" x 11' (6.58m x 3.35m)

Open plan living space. Fitted with both carpet and vinyl flooring. Two windows to side aspect and Juliet balcony. Television and telephone points. Kitchen is fully-fitted with wall & base units with worksurfaces above. Spotlighting. Integral fridge/freezer, washer/dryer machine and slimline dishwasher. Electric oven with gas hob, and cooker hood above. Cupboard housing the boiler.

Bedroom One

11' 2" x 10' (3.40m x 3.05m)

Window to side aspect. Fitted wardrobes. Laid to carpet. Radiator. Door leading to en suite.

En Suite

Three-piece suite, with mid-level W.C, shower cubicle and hand wash basin. Extractor fan and window to side aspect.

Bedroom Two

10' 8" x 9' 5" (3.25m x 2.87m)

Window to side aspect. Laid to carpet. Radiator.

Bathroom

Three-piece suite, with mid-level W.C, bath with mixer taps & modern shower, and hand wash basin. Tiled walls, extractor fan and window to side aspect.

Outside

To the front of the property, you will find two allocated parking spaces in the private car park. Around the property there are also communal gardens including a children's play park and large wildlife conservation pond.

Agent's Note

Please note that the sellers advise that they pay a contribution towards upkeep via a service charge & ground rent.



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

Tipperary Avenue, Wymondham

- 2 bedroom first floor apartment
- Open-plan accommodation
- Main bedroom with en suite shower room
- Easy reach to local amenities, A11 + A47
- Two allocated parking spaces

Tenure: Leasehold EPC Rating: B

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2018. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£180,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
WYM108575 - 0003

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