

Tipperary Avenue, Wymondham, NR18 0ZA

welcome to

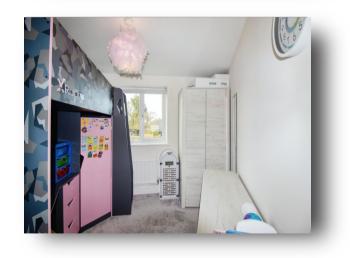
Tipperary Avenue, Wymondham

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





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



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Property Ref:

WYM108575 - 0003

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.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we

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B1172 B1172 Banders RS⁶ Map data @2025 Please note the marker reflects the

postcode not the actual property



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