









welcome to

Northfield Gardens, Wymondham

Located near Wymondham town centre, this 2-bed end-terraced bungalow offers a bright lounge, modern kitchen & generous conservatory overlooking the garden. Close to shops, cafés & train station with great links to Norwich & Cambridge, this is a fantastic opportunity in a sought-after location!













Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, jamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Description

Situated close to Wymondham town centre, this twobedroom end-terraced bungalow offers a fantastic opportunity for those seeking a comfortable and well-connected home. Wymondham is a highly sought-after market town, known for its historic charm, excellent local amenities, and direct transport links to Norwich and Cambridge.

Inside, the property features a bright lounge, a modern kitchen, and a generous conservatory that fills the home with natural light while providing a wonderful space to relax and enjoy the garden views. The good-sized rear garden is laid to lawn with a variety of mature hedges and trees, creating a peaceful and private outdoor retreat.

This charming bungalow offers both convenience and tranquillity, being just a short distance from Wymondham's bustling town centre, with its shops, cafés, supermarkets, and train station.

Lounge

15' 8" x 11' 1" (4.78m x 3.38m) Front aspect window. Room for furniture. Sliding door to the rear conservatory.

Kitchen

9' 8" x 6' 8" ($2.95m \times 2.03m$) Front aspect window. Room for furniture. Sliding door to the rear conservatory.

Conservatory

17' 6" x 9' 7" (5.33m x 2.92m) Wrap-around windows offering ample light with a door to the rear garden.

Bedroom One

12' 3" x 8' 6" (3.73m x 2.59m) Double room with space for wardrobes and a door to the rear garden.

Bedroom Two

8' 11" x 5' 9" (2.72m x 1.75m) Single room with a Velux window.





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- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- CHAIN FREE
- End-terraced Bungalow

Tenure: Freehold EPC Rating: B

Council Tax Band: A

guide price

£165,000







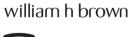


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01953 602578



Wymondham@williamhbrown.co.uk



27 Market Street, WYMONDHAM, Norfolk, NR18 0AJ



williamhbrown.co.uk

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.