



**Friarscroft Lane, Wymondham NR18 0AT**

**welcome to**

## **Friarscroft Lane, Wymondham**

William H brown is pleased to present this well presented one bedroom house, ideally located in the heart of Wymondham. Recently renovated, modern kitchen and situated just moments away from local shops and transport links, this property offers comfortable, convenient living.



## Description

Charming One-Bedroom House in the Heart of Wymondham

Situated in a prime town centre location, this delightful one-bedroom house offers modern living within easy reach of local amenities and excellent transport links.

The property features a recently renovated kitchen with contemporary fittings and finishes, perfect for both everyday living and entertaining. The well-proportioned living space provides a comfortable and stylish setting, while the bedroom offers a peaceful retreat.

Located just a short walk from Wymondham's shops, cafes, and transport connections, this home is ideal for first-time buyers, downsizers, or investors alike.

Early viewing is highly recommended.

### Lounge

12' 6" x 8' 10" ( 3.81m x 2.69m )

Side aspect window, vinyl wood style flooring with space for dining table

### Kitchen

7' 10" x 6' 2" ( 2.39m x 1.88m )

Modern kitchen complete with oven, fridge and side facing window

### Bedroom One

12' 6" x 8' 6" ( 3.81m x 2.59m )

Side facing window, double bedroom

### Agent Note

We have been advised that the property has dampness within the property. Property is also electric heating



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](http://www.focalagent.com)



**view this property online** [williamhbrown.co.uk/Property/WYM108886](http://williamhbrown.co.uk/Property/WYM108886)



welcome to

## Friarscroft Lane, Wymondham

- Town Centre Location
- Recently Renovated
- Ideal for First Time Buyers
- One Bedroom
- Bungalow
- Close to Shops & Public Transport Links

Tenure: Freehold EPC Rating: E

Council Tax Band: A

offers in excess of

**£130,000**



view this property online [williamhbrown.co.uk/Property/WYM108886](http://williamhbrown.co.uk/Property/WYM108886)

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.



Property Ref:  
WYM108886 - 0013

 william h brown



**01953 602578**



Wymondham@williamhbrown.co.uk



27 Market Street, WYMONDHAM, Norfolk,  
NR18 0AJ



**williamhbrown.co.uk**