



Lime Tree Avenue, Wymondham NR18 0EL

welcome to

Lime Tree Avenue, Wymondham

A well-presented two-bedroom home offering modern open-plan living, two double bedrooms, driveway parking for two vehicles, and a low-maintenance rear garden with astro turf.

Lounge

Open plan living with additional understair storage with front facing window

Kitchen

Wall and base level units with space for a built in oven and white goods

Bedroom One

Double bedroom complete with built in storage and rear facing window and fitted carpet

Bedroom Two

Front facing double bedroom complete with fitted carpet

Bathroom

Complete with wash basin, bath with overhead shower and W.C

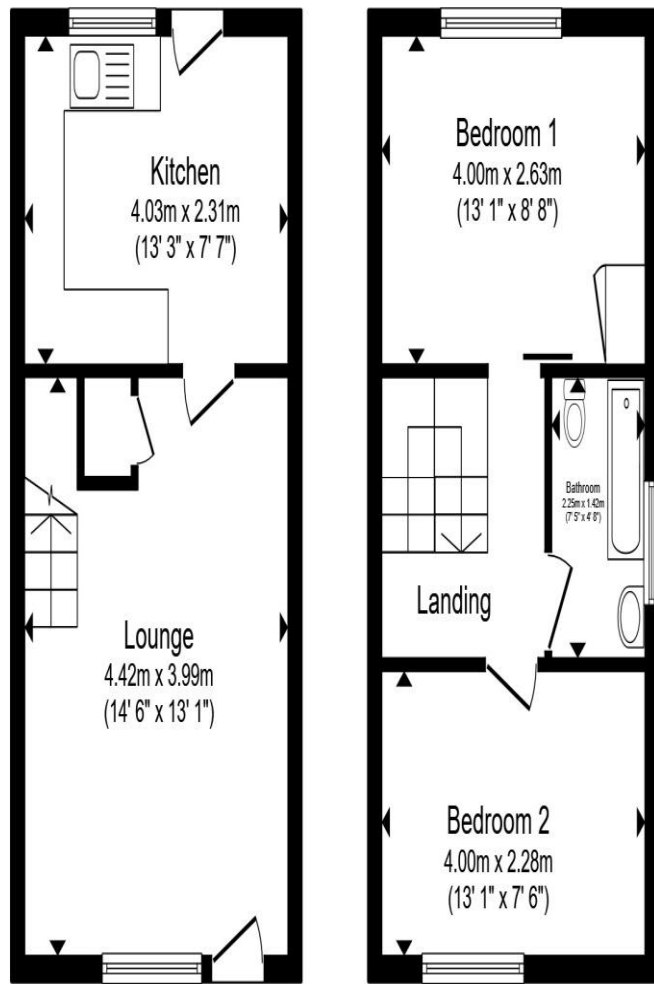
Rear Garden

Enclosed rear garden with low maintenance and astro turf area

Agents Note

There is an existing Right of Way at the property, please enquire with the branch for further details.

Heating to the property is served by electric. Please contact the branch for more details



Ground Floor

First Floor

Total floor area 58.9 m² (634 sq.ft.) approx

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.propertybox.io



welcome to

Lime Tree Avenue, Wymondham

- CHAIN FREE
- Open plan living
- Generous sized bedrooms
- Ideal for first time buyers
- Driveway

Tenure: Freehold EPC Rating: D

Council Tax Band: B

£225,000



view this property online williamhbrown.co.uk/Property/WYM109087



Property Ref:
WYM109087 - 0005

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.

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.



william h brown



01953 602578



Wymondham@williamhbrown.co.uk



27 Market Street, WYMONDHAM, Norfolk,
NR18 0AJ



williamhbrown.co.uk