





Lime Tree Avenue,WYMONDHAM NR18 0EL

william h brown

welcome to

Lime Tree Avenue, WYMONDHAM

A well-presented two-bedroom end-terrace home situated in a popular residential location. Offering two double bedrooms with built-in storage, a spacious lounge, private enclosed rear garden, garage and driveway parking. Conveniently located within walking distance of local amenities

Lounge
Carpetted, front facing room with feature electric fireplace



Kitchen/Diner
Set across the rear of the property, complete with gas hob, single oven and spaces for washing fridge & freezer and washing machine. Tiled splashback and door leading onto the rear garden

Bedroom One
Double room complete with sliding door and built-in wardrobes

Bedroom Two
Double room, rear facing, complete with sliding door and built-in storage

Bathroom
Fully tiled wall and floor, towel radiator, shower over bath, WC & basin



External
Front garden laid to lawn with path leading to the front door, rear garden also laid to lawn with patio. Private rear garden woth fencing and hedging

Garage
Single garage with power, boarded, with additional parking to the front. Double patio doors leading from rear garden.

Agents Note
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.





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welcome to

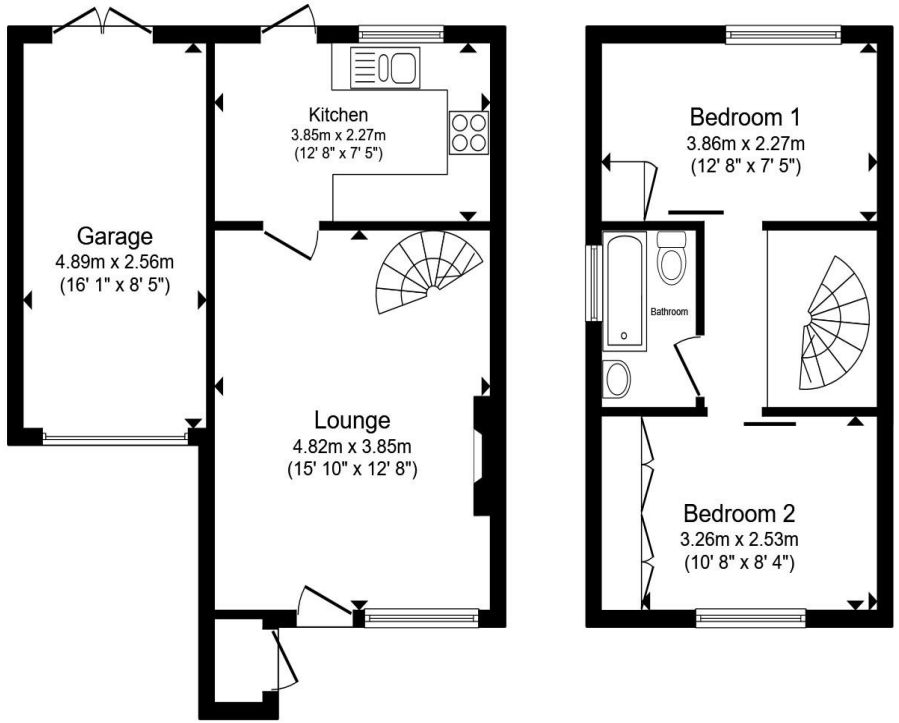
Lime Tree Avenue, WYMONDHAM

- Two bedroom end-terrace home in a popular residential location
- Two double bedrooms, both complete with built-in storage
- Feature electric fireplace to the lounge
- Private enclosed rear garden
- Single garage with additional driveway parking

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: C

offers in excess of

£230.000



Total floor area 69.3 m² (746 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

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The Property Ombudsman

Property Ref:
WYM109255 - 0003

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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

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