





Melton Close,Wymondham NR18 0JW

william h brown

welcome to

Melton Close, Wymondham

Introducing this well presented one bedroom house on Melton Close, tucked away from the road. Overlooking trees and green space to the front and side, this home is perfect for First Time Buyer or Investors looking for an easy to maintain property within walking distance of local amenities.

Lounge
L-shaped room with window overlooking green space, neutrally decorated and stairs leading upstairs.

Kitchen
Fridge/Freezer and Washing Machine included, oven with gas hob above, extractor.

Bedroom
Large double room with window overlooking green space. Sliding built-in wardrobes.

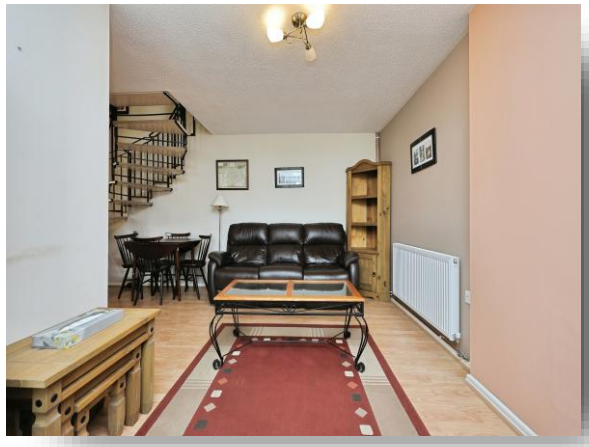
Bathroom
Modern fitted bathroom with separate bath and shower cubicle, WC, basin, towel radiator.

External
Separate from the house but allocated solely to the home, this current patio area offers flexibility for the future. Meter cupboard externally by the front door.

Note, boiler internally is only 18 months old.









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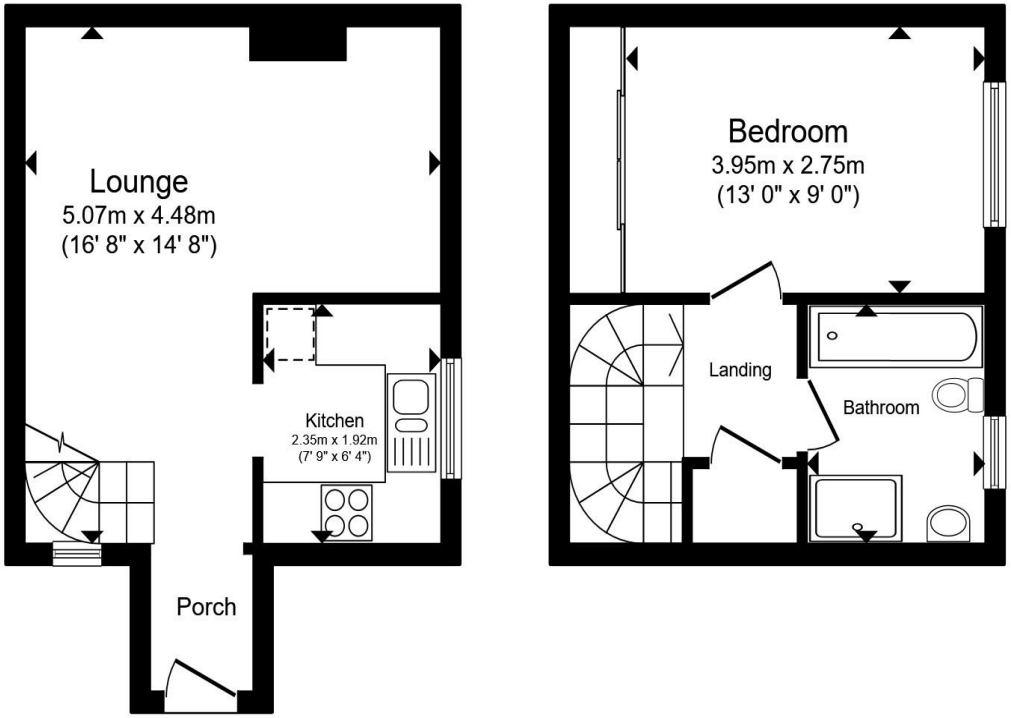
Melton Close, Wymondham

- One Bedroom House in Popular Location
- Ideal for First Time Buyers or Investors
- Modern Bathroom with Seperate Bath and Shower
- Private Garden
- Large Double Bedroom with Built-in Wardrobes

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

offers over

£140,000



Total floor area 45.4 m² (489 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:
WYM109185 - 0008

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.

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