





Applegarth,Wymondham NR18 0BZ

william h brown

welcome to

Applegarth, Wymondham

This three-bedroom detached bungalow offers spacious single-storey living in a highly convenient town centre location. Benefitting from a single garage and private front and rear gardens, all offered CHAIN FREE!

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.

Lounge
16' 10" x 10' 10" (5.13m x 3.30m)
Spacious living space with three front aspect windows providing an abundance of natural light and access via double doors into the dining room

Dining Room
11' 11" x 10' 11" (3.63m x 3.33m)
Accessible via the lounge or hallway providing a second reception space, with dual aspect windows

Kitchen
10' 6" x 10' 5" (3.20m x 3.17m)
Fitted wall and base units providing ample storage, with space for white goods and boiler which is only 2 years old and annually serviced

Bedroom One
12' 10" x 10' 6" (3.91m x 3.20m)
Double bedroom with rear aspect window overlooking the garden

Bedroom Two
10' 8" x 9' 5" (3.25m x 2.87m)
Double bedroom with rear aspect window overlooking the garden

Bedroom Three
9' 5" x 8' 11" (2.87m x 2.72m)
Small double bedroom with rear aspect window overlooking the garden

Bathroom
Three piece suite with shower over the bath, radiator and side aspect opaque window

Garage
18' 8" x 9' 5" (5.69m x 2.87m)
Large single garage with power, up and over front door and rear access door

Outside
The property is set back from the road with driveway parking in front of the garage and large private front garden space with hedged surround. Access to rear garden from either side of the property and this is a paved garden with mature shrubs and flower beds for planting. There is side access to the bungalow to the right with a small patio area









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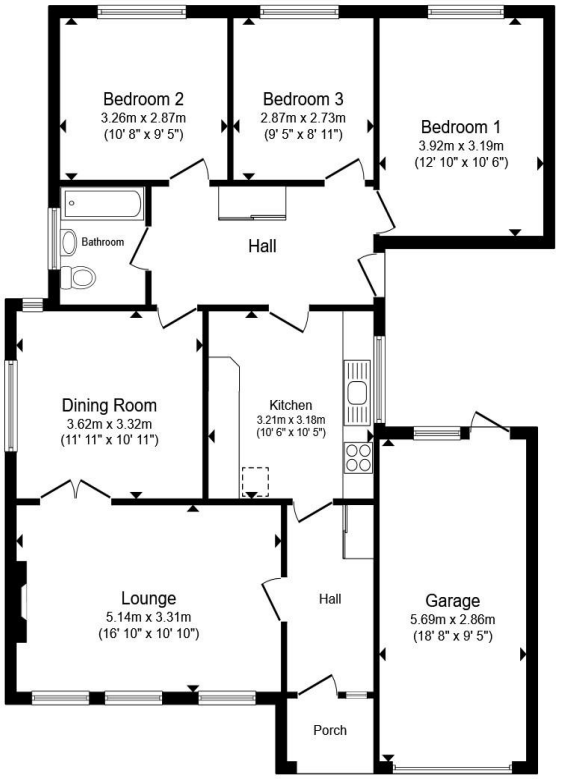
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Applegarth, Wymondham

- Three Bedroom Detached Bungalow
- Town Centre Location
- Single Garage and Driveway
- Seperate Dining Room
- Private Front and Rear Gardens

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

£425,000



Total floor area 107.6 m² (1,158 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:
WYM109202 - 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.

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