





Cedar Court,Wymondham NR18 0HQ

william h brown

welcome to

Cedar Court, Wymondham

Situated in a sought-after residential area of Wymondham, this charming two-bedroom detached bungalow offers spacious and well-maintained accommodation throughout. The property features a generous living room with a feature fireplace and a bright conservatory overlooking the private 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.

Kitchen
8' 8" x 8' 7" (2.64m x 2.62m)
Plenty of storage, complete with wall tiling plus washing machine & fridge/freezer included

Living Room
17' 7" x 11' 8" (5.36m x 3.56m)
Good sized lounge complete with feature fireplace, large front-facing window and doors leading to bedroom two.

Bedroom One
12' 2" x 7' 10" (3.71m x 2.39m)
Double room with built-in wardrobes

Bedroom Two
11' 3" x 8' 2" (3.43m x 2.49m)
Room situated off the lounge and with doors leading through to the conservatory, offering flexible living space and could also be used as a dining room or study

Conservatory
9' 5" x 6' 11" (2.87m x 2.11m)
Brick build conservatory overlooking the private rear garden

Wet Room
Complete with WC, basin, towel rail and shower

External
Single garage with power & lighting with additional driveway parking. Large front and rear gardens, beautifully maintained with shingle, plants and shrubs.









view this property online williamhbrown.co.uk/Property/WYM108928

welcome to

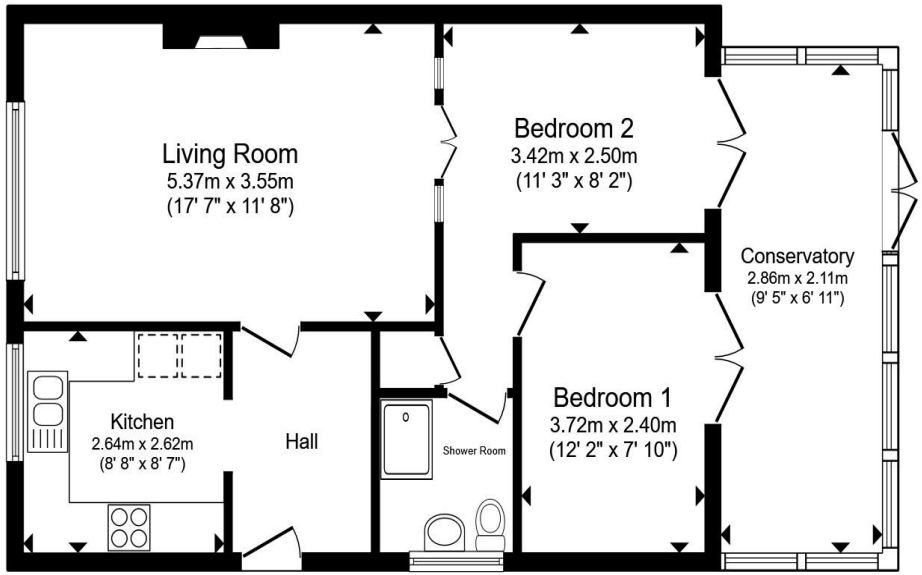
Cedar Court, Wymondham

- 2-bedroom detached bungalow in popular residential location in Wymondham
- Generous living room with feature fireplace
- Conservatory to the rear overlooking the private garden
- Single garage with driveway
- Beautiful well-maintained front and rear gardens

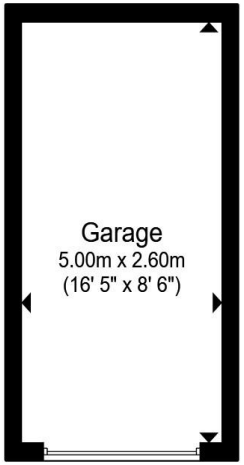
Tenure: Freehold EPC Rating: C
Council Tax Band: B

guide price

£220.000



Floor Plan



Garage

Total floor area 82.4 m² (887 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

william h brown

view this property online williamhbrown.co.uk/Property/WYM108928

The Property Ombudsman

Property Ref:
WYM108928 - 0004

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

01953 602578

Wymondham@williamhbrown.co.uk

27 Market Street, WYMONDHAM, Norfolk, NR18 0AJ

williamhbrown.co.uk

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.