



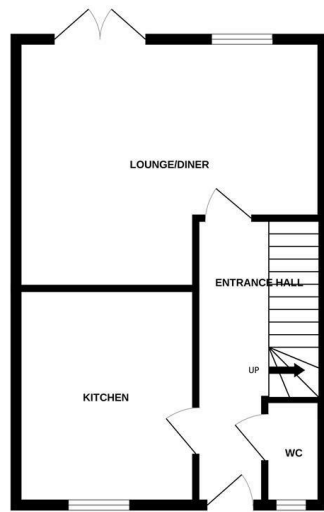
**19 Granger Crescent | | Wymondham | NR18 0JH**

## Offers In Excess Of £280,000

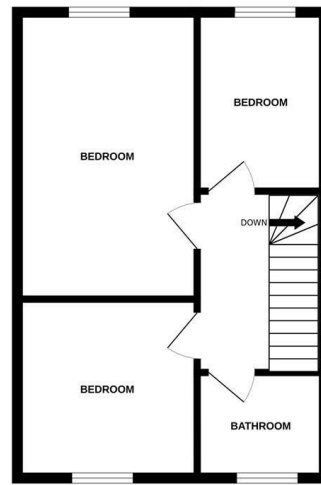
Gilson Bailey are delighted to offer this WELL PRESENTED, THREE BEDROOM, END TERRACE HOUSE situated in the highly sought after market town of Wymondham. Accommodation comprising entrance hall, lounge/diner, kitchen and WC to the ground floor. On the first floor there are THREE BEDROOMS and a modern bathroom off landing. Outside there is a FRONT DRIVEWAY PROVIDING OFF ROAD PARKING and to the rear there is an ENCLOSED LAWNED GARDEN. The house benefits from double glazing, gas heating and is in excellent condition throughout. The property would make an excellent first time purchase so be quick to book a viewing. The house will become freehold upon completion.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Location

The popular market town of Wymondham lies off the A11 approximately 9.5 miles south-west of the historic and cultural City of Norwich and boasts a full range of amenities including schooling to include Wymondham College and Wymondham High Academy, Wymondham Abbey, popular local shops, pubs and restaurants. The train station provided links to Norwich, Cambridge and London.

## Accommodation Comprises

Front door to:

### Entrance Hall

Doors to lounge/diner, kitchen, WC and stairs to first floor.

### Lounge/Diner 16'8" x 13'8"

Patio doors, double glazed window, radiator.

### Kitchen 11'8" x 9'8"

Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, integrated fridge/freezer, washing machine and dishwasher, double glazed window, radiator.

### WC

Low level WC, hand wash basin, radiator, frosted double glazed window.

### First Floor Landing

Doors to three bedrooms and a bathroom.

### Bedroom One 15'10" x 9'6"

Double glazed window, radiator.

### Bedroom Two 9'8" x 9'6"

Double glazed window, radiator.

### Bedroom Three 10'2" x 6'9"

Double glazed window, radiator.

### Bathroom 6'9" x 5'8"

Panelled bath with shower over, low level WC, hand wash basin, radiator, frosted double glazed window.

### Outside Front

Off road parking for two cars.

### Outside Rear

Patio area, lawned garden, timber shed, enclosed by timber fencing.

### Local Authority

South Norfolk District Council, Tax Band C.

### Tenure

Will be Freehold on completion.

### Utilities


Full fibre broadband available.  
Mains water and electric.

### Agents Note

Please note we have been made aware that the house will become freehold upon completion. The house is currently a 40% shared ownership leasehold property and is also advertised at this price point.



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>96</b>
(81-91) <b>B</b>	<b>84</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Local Authority

South Norfolk District Council, Tax Band C

### Tenure

Freehold

Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and as so cannot verify that they are in working order or fit for their purpose. Gilson Bailey cannot guarantee the accuracy of the information provided. This is provided as a guide to the property and an inspection of the property is recommended.

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