

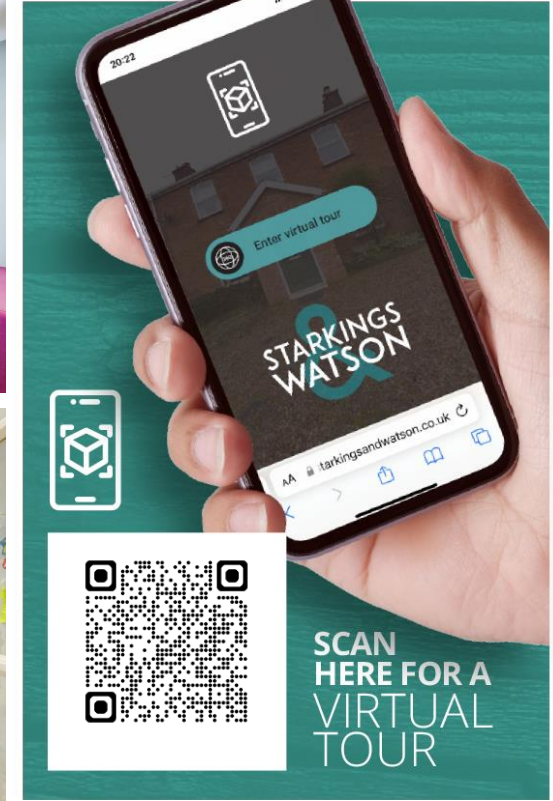
ROWAN CLOSE

# Wymondham NR18 0HA

Leasehold | Energy Efficiency Rating : B

To arrange an accompanied viewing please pop in or call us on 01953 438838

# FOR SALE PROPERTY



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# STARKINGS & WATSON

- First Floor Flat
- No Chain
- Low Annual Charges
- 19' Open Plan Living Space
- High Quality Family Bathroom
- Two Double Bedrooms
- Allocated Parking
- Ideal First Time Buy or Investment

### IN SUMMARY

No Chain. This FIRST FLOOR FLAT can be found at the end of this terrace offering a recently updated electric heating system installed in 2021 and FANTASTIC DECORATIVE ORDER throughout. The OPEN PLAN living accommodation allows for a SITTING ROOM and FORMAL DINING TABLE with a large uPVC double glazed window overlooking the rear with ample natural light flooding into the room whilst still leaving extra room for soft furnishings and additional storage options. The kitchen is delightfully decorated featuring a BREAKFAST BAR whilst the bathroom features a tiled THREE PIECE SUITE including a bathtub, wall mounted electric shower and heated towel rail. The property benefits from TWO sizeable DOUBLE BEDROOMS with the smaller making the ideal home office too. Externally, there is an ALLOCATED PARKING space located behind the property.

### SETTING THE SCENE

The property is located to the right of the main building accessed by heading down the paved

pathway where you will find the door to your left clearly numbered. Here you can also find the more than handy external storage unit ideal for deliveries and additional items not suitable for internal storage.

### THE GRAND TOUR

Just passed the front door are the stairs leading to the accommodation with carpeted flooring leading the way. At the top of the stairs the property opens up whilst offering the ideal spot to hang your coats and slip off your shoes before heading in. Firstly, to your right is the kitchen which offers wall and base mounted storage, set around complimentary rolled edge work surfaces which give way to the inlet for an electric oven and hob and stand-alone fridge/freezer plus plumbing for the washing machine and a handy breakfast bar. The main living accommodation is a well-lit open plan area with both a sitting and dining room spaces with the open space leaving room for interpretation when it comes to potential lay out. The family bathroom is located just off the main living space, a well maintained and wonderfully presented three piece suite featuring a bathtub and wall mounted electric shower plus wall mounted heated towel rail. The larger of the bedrooms can be found at the front of the property, with carpeted flooring, 2021 installed radiators whilst the second room is round towards the rear of the property, also a double bedroom which would make the ideal guest room or potential home office.

### THE GREAT OUTDOORS

The rear of the accommodation opens into a



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communal car parking space which can be accessed via the street where you will find an allocated parking space.

#### OUT & ABOUT

The property is located in the market town of Wymondham, and within close proximity to a very good range of everyday amenities including shops, leisure centre and doctors surgery. Situated approximately 10 miles south west of Norwich, fantastic access leads to the A11. The town also has a train station with Norwich to Cambridge railway lines. Excellent schooling can be found at Wymondham College & Wymondham High School, both are highly thought of within the area.

#### FIND US

Postcode : NR18 0HA

What3Words : ///combines.waggled.cricket

#### VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

#### AGENTS NOTE

the property is offered as a leasehold with a 951 year lease currently in place. The service charge amounts to £808 per annum and is paid once a year whilst the ground rent is £20 per annum paid at the same time.

**Disclaimer:** Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

Price:



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GIRAFFE 360

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

(1) Excluding balconies and terraces

Approximate total area<sup>m</sup>

609.6 ft<sup>2</sup>

56.63 m<sup>2</sup>

