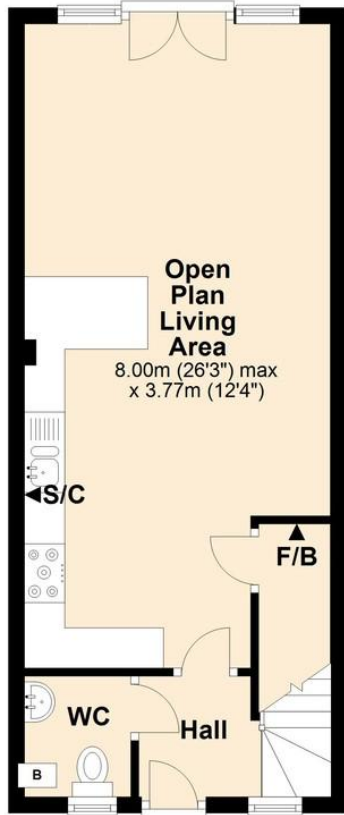


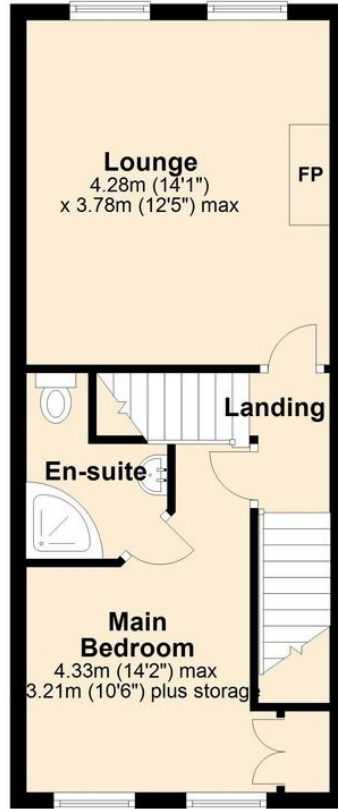
### Ground Floor

Approx. 36.3 sq. metres (390.7 sq. feet)



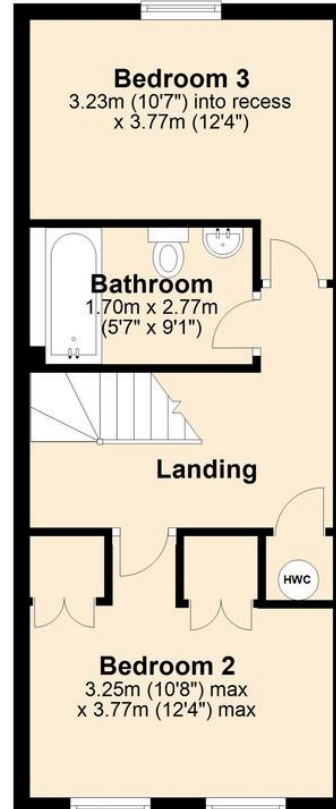
### First Floor

Approx. 36.2 sq. metres (389.6 sq. feet)



### Second Floor

Approx. 36.4 sq. metres (392.0 sq. feet)



Total area: approx. 108.9 sq. metres (1172.3 sq. feet)

**OUTSIDE** The property overlooks an area of green space with children's play area. There are steps up to the entrance door, accessed via shared pathway. The rear garden features a patio with artificial turf and a wooden gate to the rear leading to the private residents parking area, within which the property benefits from an allocated parking space.

**AGENTS NOTE** Please be advised the images and floorplan reflect the property prior to the current tenancy.

**DIRECTIONS** Leave Wymondham via B1172/London Road, continue to the roundabout and take the third exit onto Abbey Road. To find the residents car park go a little further along Abbey Road and turn right just past the terraces.

**LOCAL AUTHORITY** South Norfolk

**COUCNIL TAX BAND** C

**Energy Efficiency Rating** Current C 72 Potential B 88



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Whilst we have endeavoured to ensure these details are a fair and accurate representation of the property at the point of listing, please note that they are for guidance purposes only and we do not seek advice from or liaise with management companies, planning departments or building control in their preparation. We strongly advise that you inspect the property and surrounding area on Google maps and street view prior to viewing. Please also note the photographs do not infer that items shown are included, the measurements quoted are approximate and the fixtures, fittings and appliances have not been tested, therefore no guarantee can be given that they are in working order. If there is any point which is of particular importance to you then please obtain professional confirmation of it.





This stylish, modern townhouse is ideal as a family home with an open plan living area to the ground floor with double doors to the garden, a first floor lounge and main bedroom with en-suite plus, 2 further bedrooms to the top floor. Outside offers a low-maintenance rear garden and allocated parking within a residents parking area.

**Abbey Road**  
Wymondham | Norfolk | NR18 9BY

**£1,050 pcm**

Modern, stylish townhouse in Wymondham

Perfect for a growing family with spacious accommodation

3 good-sized bedrooms over the top 2 floors; 2 with storage

Main bedroom with en-suite shower room

Impressive ground floor kitchen/diner with double doors to the garden

First floor lounge with twin windows overlooking the rear garden

Ground floor WC, first floor en-suite to main bedroom and a top floor family bathroom

Gas central heating and double glazing

Low maintenance rear garden and allocated parking to the rear of the property

Available end of December/beginning of January

