



Wymondham, NR18

Offers in excess of £175,000

Norfolk Property Online presents this two bedroom semi-detached house in good order throughout neatly positioned at the end of a quiet cul de sac close to Wymondham town centre.

Accommodation comprises; entrance hall, cloakroom, sitting room, kitchen breakfast room. The first floor provides two double bedrooms and a family bathroom off the landing.

The property benefits from UPVC double glazing, a modern boiler, good sized private rear garden and driveway.

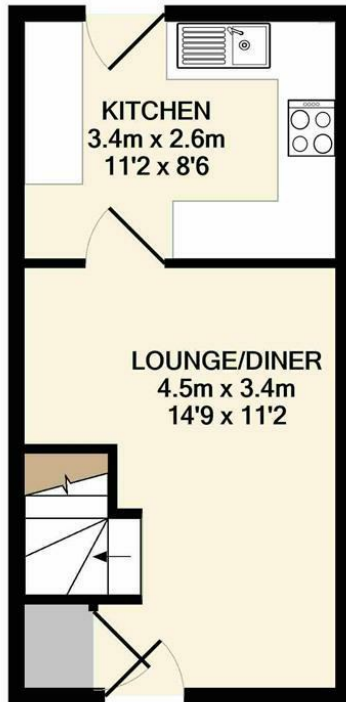


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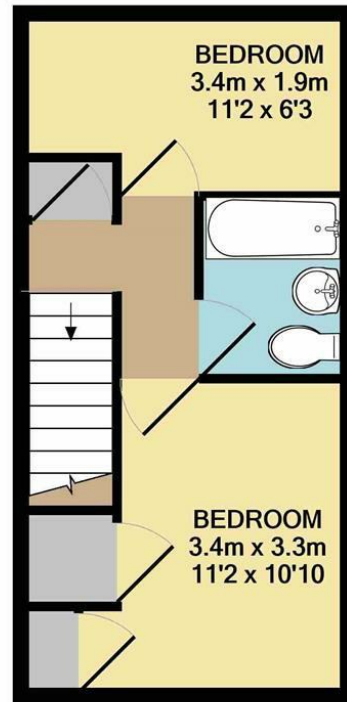
90 St Faiths Lane, Norwich, NR1 1NE

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GROUND FLOOR
APPROX. FLOOR
AREA 24.1 SQ.M.
(260 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 24.1 SQ.M.
(260 SQ.FT.)

TOTAL APPROX. FLOOR AREA 48.3 SQ.M. (520 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales EU Directive 2002/91/EC	



Disclaimer - In accordance with the Property Misdescriptions Act, the company gives notice that all descriptions, references to condition, necessary permissions for use and other details are given in good faith and believed to be correct, but any intending lessees do not rely on them as statements of fact, but must satisfy themselves by inspection or other means, as to their accuracy.

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