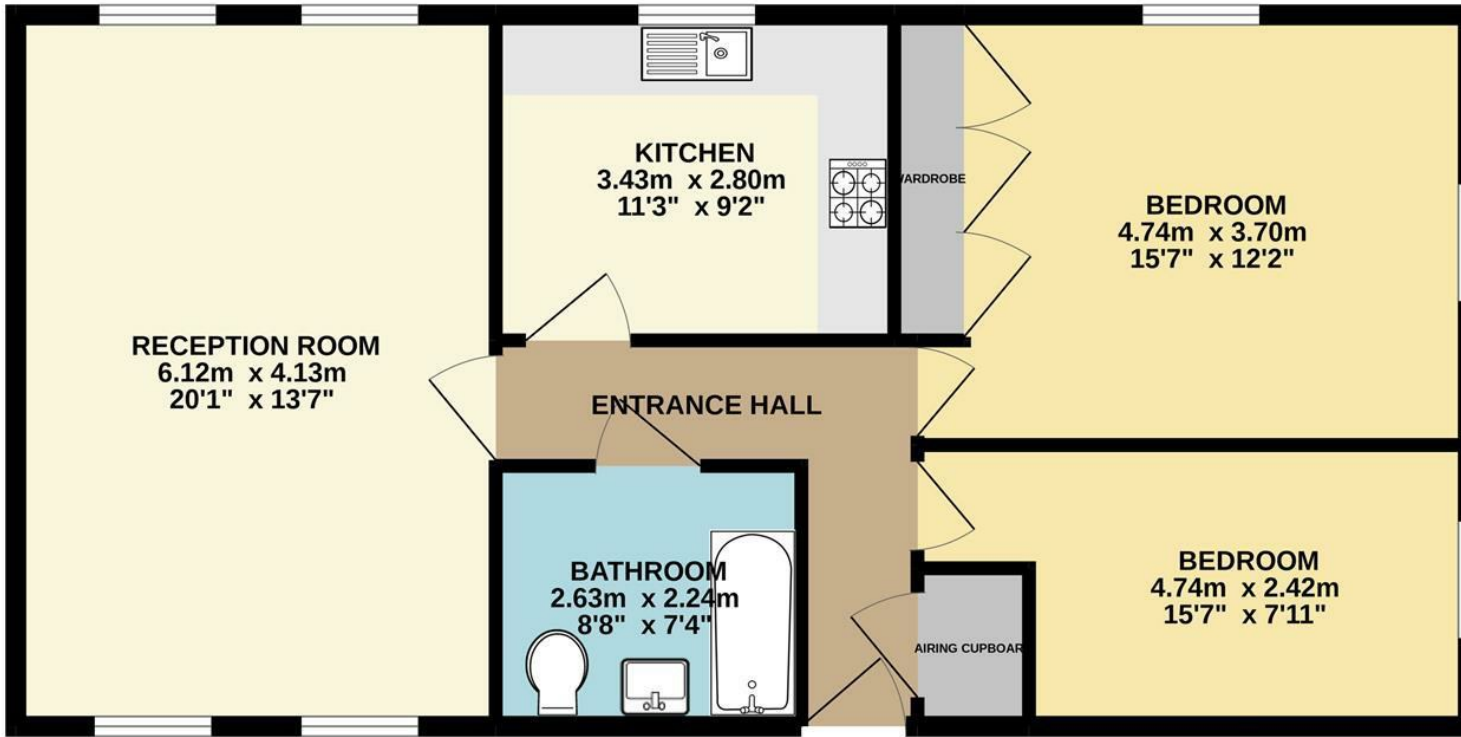


GROUND FLOOR
76.5 sq.m. (823 sq.ft.) approx.



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	

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.

TOTAL FLOOR AREA : 76.5 sq.m. (823 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Burdock Close | Wymondham | NR18
Guide Price £180,000



abbotFox presents this exceptional, top floor, purpose built apartment. Situated within easy reach of Wymondham Town Centre and a wealth of local amenities, this home is an ideal opportunity for any first time buyer. Accommodation comprises; an inviting entrance hall, generous lounge diner, kitchen breakfast room, two double bedrooms and a family bathroom. The property also benefits from allocated parking. Having been thoughtfully improved and exceptionally well maintained by the current owners, this home demands an internal viewing to be appreciated.

Guide price £180,000 - £190,000

