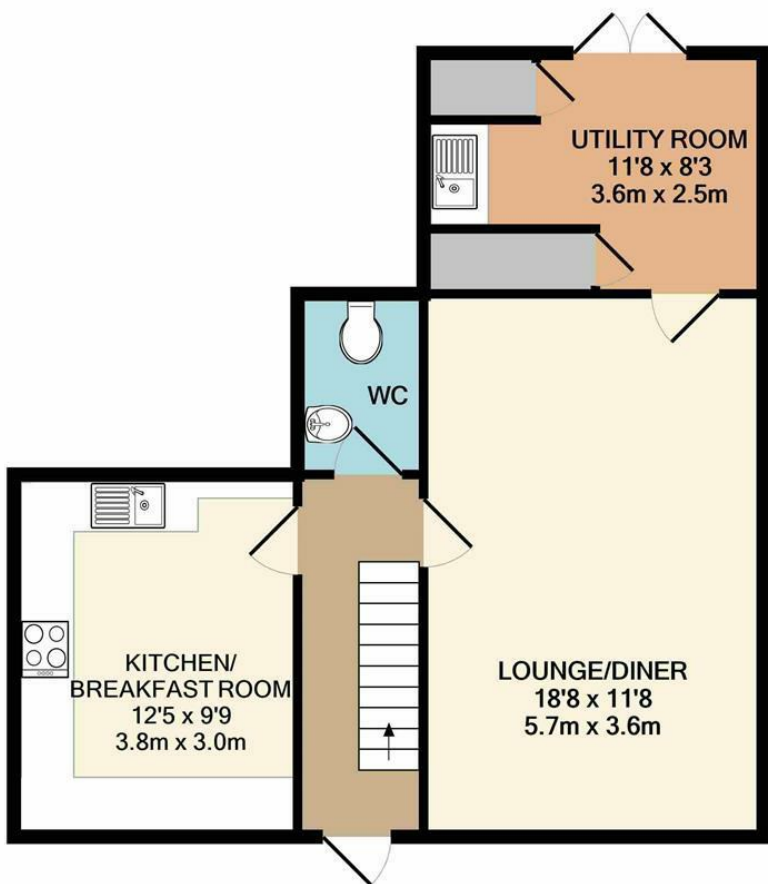


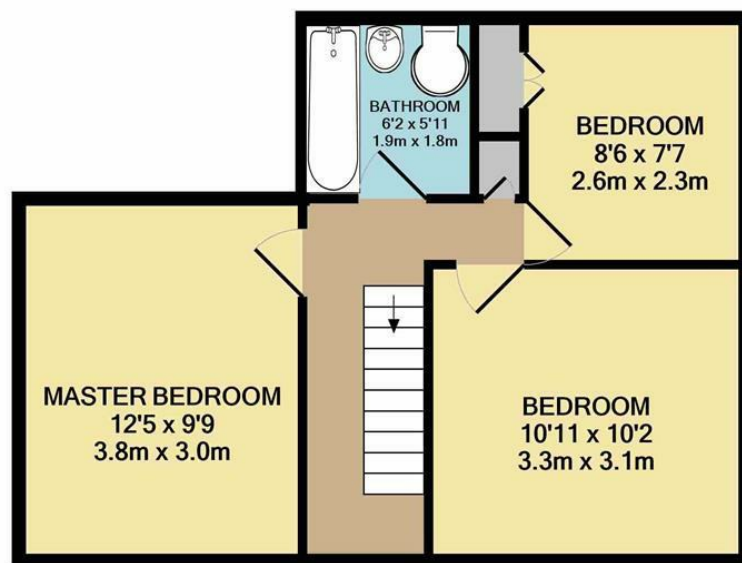


Station Road | Wymondham | NR18  
 Guide Price £290,000

abbotFox



GROUND FLOOR  
 APPROX. FLOOR  
 AREA 516 SQ.FT.  
 (47.9 SQ.M.)



1ST FLOOR  
 APPROX. FLOOR  
 AREA 405 SQ.FT.  
 (37.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 921 SQ.FT. (85.6 SQ.M.)

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	53	65
(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.



**\*\*COMING SOON\*\*** abbotFox presents this generous family home. Located in the popular village of Spooner Row, and affording easy access to the nearby market town of Wymondham, this home presents an ideal opportunity for any growing family. With accommodation comprising of three bedrooms to complement the generous living accommodation, this home occupies a sizeable plot. Properties in this location are rarely available, and an internal viewing comes highly recommended. Internal photos to follow.

Guide Price - £290,000 - £300,000

