

propertyladder



Abbey Road, Wymondham, NR18

A Four Bedroom Town House Offered With No Onward Chain!

GUIDE PRICE £300,000 FREEHOLD



**BRITISH
PROPERTY
AWARDS**

2025

★ ★ ★ ★ ★

GOLD WINNER

ESTATE AGENT
IN NORWICH
(NR10-16)

SMART STEP ONTO THE LADDER IN WYMONDHAM!

Offered to the market with no onward chain, this spacious three storey townhouse is ideally situated in the sought after market town of Wymondham, offering versatile accommodation throughout!

The ground floor features a welcoming entrance hall, a convenient WC, and a generous open plan kitchen, dining and living area, creating an ideal space for both everyday living and entertaining. with French doors to the rear opening on to the rear garden. The first floor offers two well-proportioned bedrooms, with the principal bedroom benefiting from its own en-suite shower room, while the second floor provides two further bedrooms and a family bathroom. Combining flexible living space with a convenient location, this chain free home presents an excellent opportunity for families seeking spacious and versatile accommodation!



“excellent opportunity for families seeking spacious and versatile accommodation”



Overview

- Three Storey Town House
- Four Double Bedrooms
- First Floor En-Suite & Second Floor Family Bathroom
- Entrance Hall & Ground Floor Wc
- Open Plan Kitchen/Living Accommodation
- No Onward Chain
- Garage Accessible From Rear Of Garden
- Enclosed & Low Maintenance Garden





Location

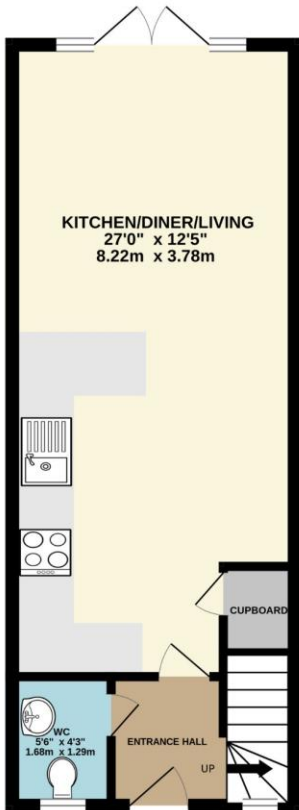
Abbey Road is situated within a popular residential area on the edge of the historic market town of Wymondham, offering an excellent balance of peaceful living and everyday convenience. The town centre is just a short distance away, where you'll find a wide range of independent shops, supermarkets, cafés, restaurants, and traditional pubs, alongside a regular market. Wymondham also benefits from highly regarded primary and secondary schools, healthcare facilities, leisure amenities, and picturesque walks around the Abbey and Tiffey Valley. For commuters, the property enjoys easy access to the A11, providing direct routes to Norwich, Cambridge and beyond, while Wymondham railway station offers regular services to Norwich, Cambridge and London.



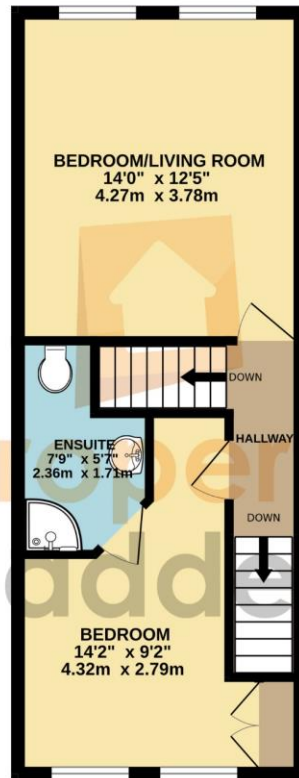
Outside

Outside, the property benefits from a private garage, conveniently accessed from the rear of the garden. The enclosed rear garden has been designed with low maintenance in mind, featuring a patio area and artificial lawn.

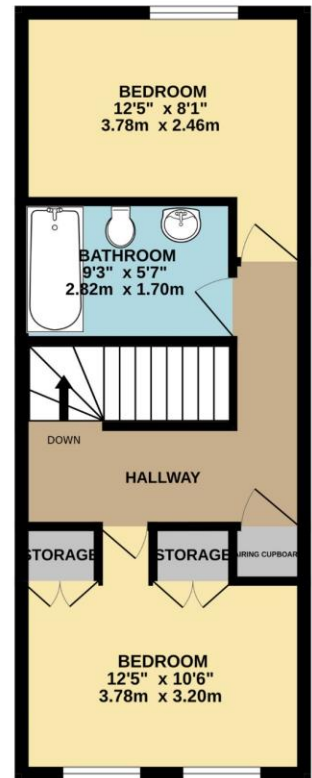
GROUND FLOOR
392 sq.ft. (36.4 sq.m.) approx.



1ST FLOOR
392 sq.ft. (36.4 sq.m.) approx.



2ND FLOOR
392 sq.ft. (36.4 sq.m.) approx.



TOTAL FLOOR AREA : 1175 sq.ft. (109.2 sq.m.) 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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FULL EPC AVAILABLE UPON REQUEST

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX BAND: C

LOCAL AUTHORITY: SOUTH NORFOLK COUNCIL

SERVICES CONNECTED: MAINS WATER, MAIN DRAINS, MAINS ELECTRICITY, GAS CENTRAL HEATING

Selling your home?

If you are considering selling your home, please contact us for your no obligation free market appraisal.

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(NR10-16)

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