



Station Road, Spooner Row Wymondham NR18 9JR

welcome to

Station Road, Spooner Row Wymondham

This three-bedroom semi-detached house is within walking distance to local amenities, train routes and two local schools. The property also has a bus stop which goes along the local school routes. Call to book your viewing on this family home on 01953 602578



Description

This property is an ideal home for a family. With three very well-proportioned bedrooms, a shower cubicle, and spacious lounge with a separate kitchen/diner. A good size front and rear garden which features a private gate for entry to the off-road parking at the back.

The village has a strong and active local community benefiting from schooling, popular public house, and railway station with direct links to the cathedral city of Norwich. The nearby towns of Wymondham and Attleborough both offer an extensive and diverse range of many day-to-day amenities and facilities, whilst there is easy access to the A11 for the

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Lounge

12' 6" x 11' 5" (3.81m x 3.48m)

This room features hard wood flooring, front aspect windows and room for a large sofa.

Dining Room

12' 6" x 10' (3.81m x 3.05m)

Enclosed room benefits from front and rear aspect windows and hard flooring.

Kitchen/Diner

The windows are positioned to rear and side of the room along with a door to side which leads to the garden. The kitchen is fitted with a range of appliances, two work surfaces. There is plumbing for washing machine and additional space for other white goods.

Cloakroom

This cloakroom benefits from having a shower cubicle.

Bedroom One

13' 5" x 12' 6" (4.09m x 3.81m)

A double room with windows to front and rear.

Bedroom Two

11' 6" x 10' 1" (3.51m x 3.07m)

A double room with windows to front

Bedroom Three

11' 7" x 8' 6" (3.53m x 2.59m)

A double room with windows to rear

Agent Note

CASH BUYERS ONLY - due to the lang reg containing governance that effect the surrounding area. If you would like to know more please contact the branch.

Oil heating system switch the ability to connect gas central heating if required



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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Station Road, Spooner Row Wymondham

- **Guide Price £270,000 - £290,000**
- Generous plot
- Three-bedroom
- Semi-detached
- Village location

Tenure: Freehold EPC Rating: E
Council Tax Band: B

guide price

£270,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
WYM108828 - 0008

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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