





Velvet Close,Wymondham NR18 9FX

william h brown

welcome to

Velvet Close, Wymondham

This modern three-bedroom semi-detached home offers styish and well-presented accomodation, ideal for firest-time buyers, couple or families alike. Futher benefits include a contemporary kitchen/diner, two bathrooms, private rear garden and parking for two cars.

Agents Note
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.

Entrance Hall
Providing a place to take off your shoes and coats and welcome you into the property, providing access to the downstairs living space and stairs

Lounge
14' x 12' 2" (4.27m x 3.71m)
A welcoming lounge with front aspect window to allow ample natural light, carpetted flooring and radiator below window

Kitchen/Dining
15' 7" x 9' 5" (4.75m x 2.87m)
Modern fitted wall and base units with integrated appiances, rear aspect window and french doors leading into rear garden. Ample space for dining table and access to understair storage cupboard and W/C

Bedroom One
9' 9" x 9' 4" (2.97m x 2.84m)
Double bedroom with large front aspect window down to the floor providing an abundance of natural light and private en-suite

En-Suite
Modern three-piece suite with shower cubicle, toilet and basin

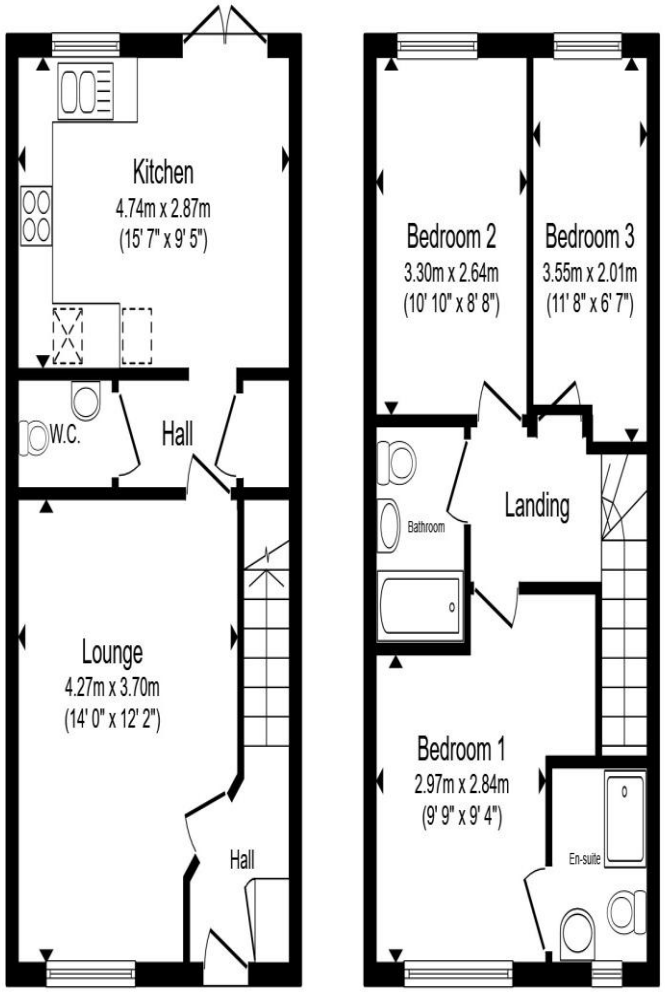
Bedroom Two
10' 10" x 8' 8" (3.30m x 2.64m)
Double bedroom with rear aspect window

Bedroom Three
11' 8" x 6' 7" (3.56m x 2.01m)
Single bedroom/study ideal for growing family or working from home space, featuring rear aspect window

Bathroom
Three-piece suite with bath, basin and toilet

Front
Parking for two cars at the front of the property with open views of green space and footpath opposite

Garden
Private garden with patio area to at the rear of the property flowing along the side providing space for seating and access to shed, combined with grassed area and planted boarders



Ground Floor **First Floor**

Total floor area 79.0 m² (850 sq.ft.) approx

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.propertybox.io

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Velvet Close,

Wymondham

- Three Bedroom Semi-detached house
- Modern and move-in-ready throughout
- Parking spaces for two cars
- Walking distance to local schools, amenites and train station
- Open views at the front with green space and footpath

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



£280,000

view this property online williamhbrown.co.uk/Property/WYM109262

The Property Ombudsman

Property Ref:
WYM109262 - 0003

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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