



7 Briton Way  
Wymondham  
NR18 0TT

Guide Price: £225,000





- Recently refurbished
- Popular location close to walk along River Tiffey
- Two bedroom
- Bright, spacious Living room
- Kitchen/diner
- Just a short walk to the shops and town centre
- Garage and off road parking
- No Chain

### Location

Briton Way offers a mixture of modern properties on a development built around the 1990's. The location is convenient for access into the town centre, with a walkway through to Damgate Street, Becketswell and along the pretty River Tiffey which is great for general walks. Wymondham itself is an historic market town just 10 miles south of Norwich city centre. The town benefits from a variety of good schooling, both primary and secondary, with Wymondham college in particular boasting an 'outstanding' Ofsted rating. There are good supermarkets including Waitrose and numerous small businesses in the town. Transport buses link the surrounding towns and villages and the town's railway station also provides a direct line into Norwich, Ely and Cambridge, with London commutable in around 2 hours.





## The Property

The house has recently been refurbished by the current owner and offers a generous and light living room to the front of the property, Good size modern kitchen/diner to the rear of the house which has patio doors leading to the rear garden. The fitted kitchen has a range of base and eye level units as well as a built-in oven and fitted hob. On the first floor the landing accesses the main double bedroom, good size second bedroom and a modern Shower room .

## Outside

The front is been laid with shingle to provide further off road parking directly in front of the property, Within a short walk there is a single garage, which has an up and over door and pitched roof allowing for additional storage space. Parking is available in front of the garage. The rear garden has been landscaped, with a shingled patio area with raised lawn bordered by shrubs and flowers.

## Services

Mains electricity, gas, water and drainage are connected to the property. A gas central heating boiler provides the domestic hot water and heating.

**How to get there – What3words:**  
**Fells.eclipses.shocking**

## Viewing


Strictly by appointment with TW Gaze.

## Tenure:

Freehold

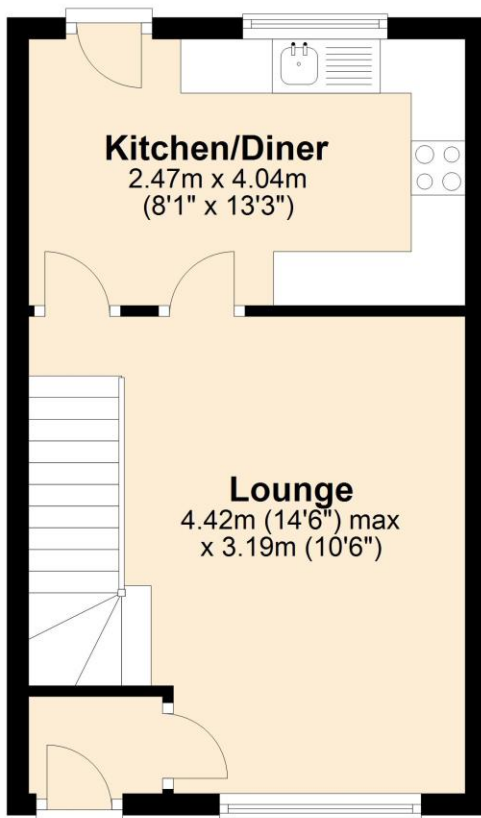
**Council Tax Band: B**

**Ref: 2/19494/LK**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		89
(69-80) <b>C</b>		
(55-68) <b>D</b>	63	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient – higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

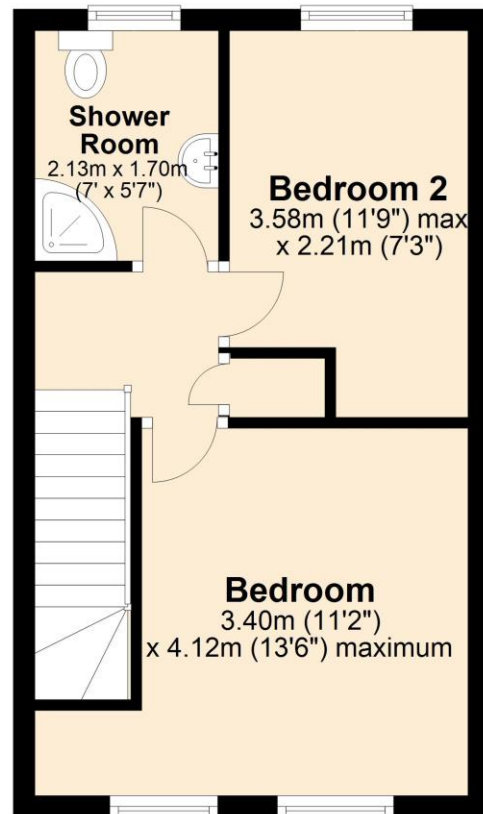
### Ground Floor

Approx. 29.3 sq. metres (315.8 sq. feet)



### First Floor

Approx. 28.6 sq. metres (307.7 sq. feet)



Total area: approx. 57.9 sq. metres (623.5 sq. feet)

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10 Market Hill  
Diss  
Norfolk IP22 4WJ  
t: 01379 651 931

33 Market Street  
Wymondham  
Norfolk NR18 0AJ  
t: 01953 423 188

rural@twgaze.co.uk  
www.twgaze.co.uk

