

## Ashleigh Gardens, Wymondham, NR18

£250,000

3 1 2



Moneyproperties present this detached three-bedroom house offering approximately 1000 sq ft of living space, including a conservatory, garage, and off-road parking. Well-positioned for local amenities and sought-after schools, with easy access to the main A11 and minutes away from the town's railway station. Situated on a generous 80ft x 30ft plot with potential to extend (subject to planning permission), the property features an entrance porch, living room, dining room, kitchen, conservatory, three bedrooms, and a family bathroom. Outside, enjoy front and rear gardens, a garage, and off-road parking. Offered with no forward chain.

**Tenure: Freehold EPC: D Council Tax: C**

## Key Features

- Detached three bedroom house offering approximately 1000 sq ft of living space
- Single garage and off road parking to the rear of the property
- Ideally located for local amenities and sought after local schools
- Minutes from the towns railway station with regular services to Norwich and Cambridge
- EPC Rating D / Council Tax Band C
- Sitting on a generous 80ft x 30ft plot with potential to extend subject to appropriate planning
- In need of some updating hence the price
- Easy access to the main A11 for those commuting to work by road
- No forward chain so a quick sale would be possible
- See our online listing for further details including flood risk, broadband speed and other material information.



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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