



School Lane  
Spoooner Row  
Wymondham  
Norfolk  
NR18 9JP

Offers in Excess of £338,000

bettermove

# School Lane Wymondham

Bettermove are proud to present this 3 bedroom semi-detached house in Spooner Row, available with no forward chain.

The property benefits from double glazing, gas central heating throughout and has off street parking available via the private driveway. The council tax band is B.

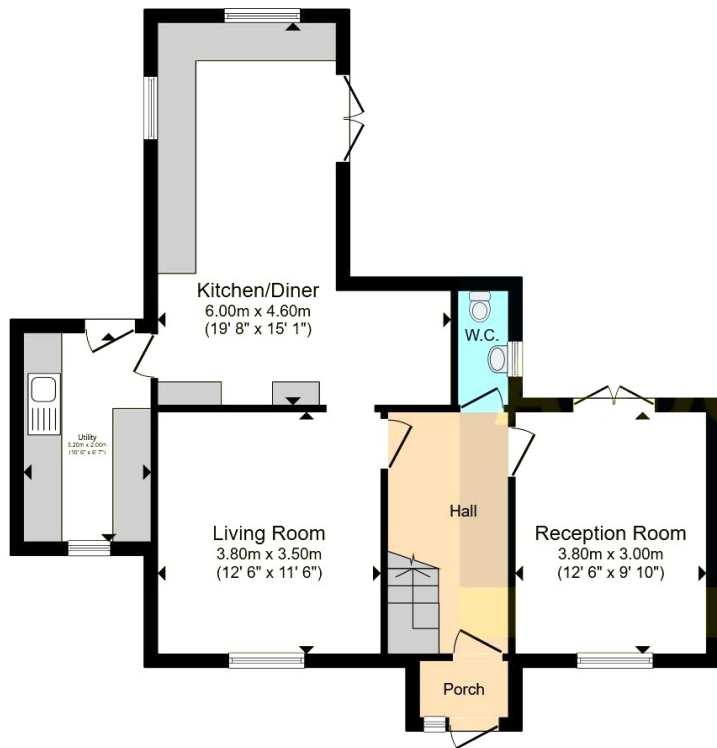
The property is currently tenanted and will be sold vacant on possession - rental yields can be obtained through Bettermove.

The interior of this beautifully presented property comprises two spacious reception rooms, open plan fitted kitchen and dining room with access to the utility room and a convenient WC on the ground floor. The first floor consists of three bedrooms and the family bathroom. The exterior boasts a private rear garden, perfect for enjoying the summer months.

Located in the popular village of Spooner Row, excellent transport connections can be found from the A11, Spooner Row Train Station and local bus routes which provide easy access into the market town of Attleborough.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.





**Ground Floor**



**First Floor**

Total floor area 106.3 sq.m. (1,144 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		80
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	35	
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



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