

8 Rowan Close, Wymondham
NR18 0HA

£150,000 Leasehold



- * TWO BEDROOMS
- * GROUND FLOOR FLAT
- * 'NUAIRE' VENTILATION SYSTEM
- * OFF-ROAD PARKING TO THE REAR
- * ELECTRIC NIGHT STORAGE HEATING
- CONVENIENT FOR SHOPS AND TRANSPORT LINKS
- * PRIVATE REAR GARDEN (APPROX 38FT)



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13 Market Street, Wymondham NR18 0AJ



Location...

Wymondham is a South Norfolk gem situated approximately nine miles south west of Norwich city centre. This rapidly expanding, yet charming, historic market town enjoys a full range of services including:- Waitrose, Morrisons and Lidl supermarkets, three medical centres, four dentists, veterinary practice, a wide choice of pubs, restaurants and cafes, leisure and sports facilities, a full range of local schools including Wymondham College and Wymondham High Academy, both having excellent reputations. The town has an award winning railway station with regular services to Norwich, London, Cambridge and many other destinations via connections at Ely. Landmarks include the impressive Abbey, the Market Cross and the Bridewell Museum. The University of East Anglia, John Innes Institute, Food Research Institute and Science Park, Norfolk and Norwich Hospital, Norfolk Police Headquarters and Lotus Cars are all local employers served by the town.



Directions...

From the Waitrose roundabout on the Norwich Road, turn onto Tuttles Lane East, take the first left into Estelle Way, turn left at the end and then right into Sycamore Avenue where Rowan Close can be found on the left hand side immediately before High House Avenue.

The Property...

A neat and well-presented two bedroom ground floor flat, ideally suited to a first time buyer, downsizer or retirement home. Conveniently located within easy reach of local shops and transport links, the property benefits from electric night storage heating, a private rear garden measuring approximately 38ft, and off-road parking to the rear.



The accommodation offers comfortable and practical living space throughout and includes a modern ventilation system, double doors from the lounge to the garden, and a fully enclosed outdoor area perfect for relaxing or light gardening.

Accommodation

Entrance

uPVC entrance door leading to:

Lobby

Consumer unit.

Kitchen

Window to the front. Fitted with wall and base units, stainless steel sink, plumbing for washing machine, space for cooker with extractor hood over. fitted 'Nuaire' ventilation system.

Lounge

Window to the rear and double doors opening onto the rear garden. Two electric heaters.



Inner Hall

Bedroom One

Window to the rear. Night storage heater.

Bedroom Two

Window to the front. Night storage heater and airing cupboard.

Bathroom

Fitted with a three-piece suite comprising bath with electric shower over, wash hand basin and WC.

Outside

To the rear of the property there is one designated off-road parking space. Extra space for visitors. The private rear garden measures approximately 38ft and is fully enclosed, mainly laid to lawn with a patio area and garden shed, providing a pleasant outdoor space.

Agents Note

Management service charge June 2025 - June 2026 £799.67

Lease details: 999 years from January 1976

Rating authority

South Norfolk Council tax band A

Please Note - To comply with AML regulations £25 plus vat (£30 inclusive of vat) is charged to each buyer which covers the cost of the digital ID check. The checks will be conducted by Hipla, who will contact buyers directly to arrange payment of £30 per report.



Office Hours

Mon-Fri 9am-5.30pm

Sat 9am-3pm

Free Valuation

If you are thinking of selling, why not take advantage of our free valuation service. Fees

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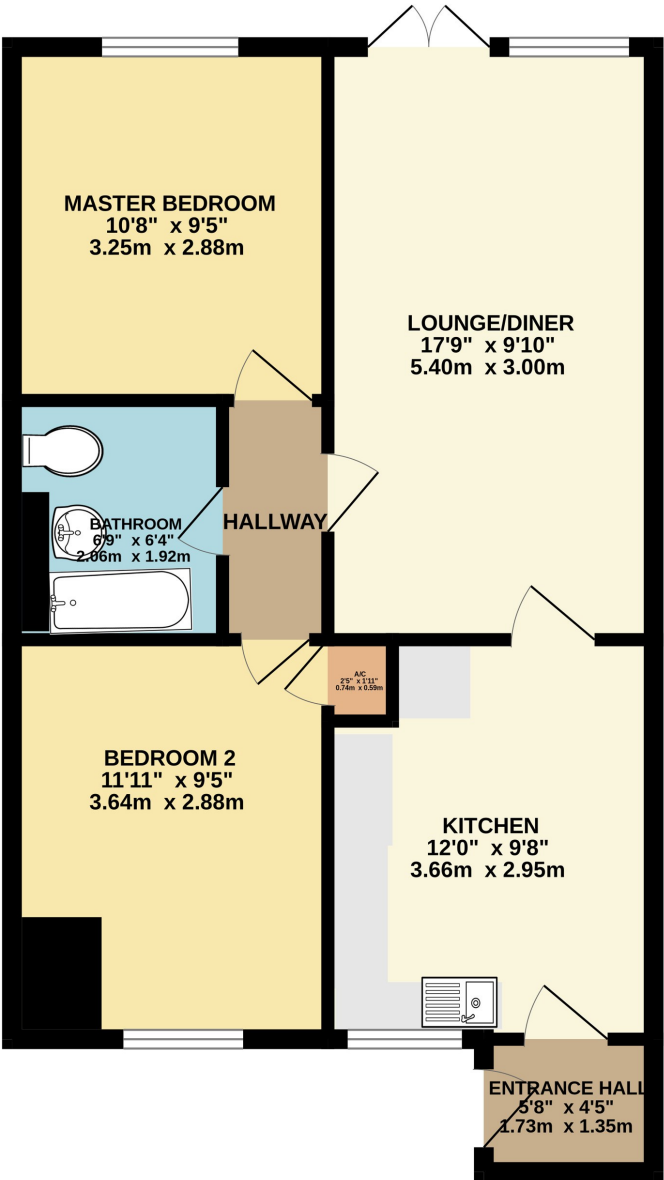
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GROUND FLOOR



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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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MONEY LAUNDERING REGULATIONS

Intending purchasers will be asked to produce identification documentation at a later stage, we would ask for your co- operation in order that there will be no delay in agreeing the sale.

CONSUMER PROTECTION ACT

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

DATA PROTECTION ACT 1998

Please note that all personal information provided by customers wishing to receive information and/or services from WARNERS will be processed by WARNERS.