

7 Sawmill Close, Wymondham
NR18 0TJ

£110,000 Leasehold



- 50% Shared ownership
- Semi detached house
- Within easy access of local facilities and amenities
- Driveway parking
- Great potential for improvement

01953 604431

www.warnersprop.com

sales@warnersprop.com

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...

What3words///insert.enough.household

The property...

A two bedroom semi-detached home conveniently located close to local facilities and amenities. Offering driveway parking, front and rear gardens, and great potential for improvement, this property is ideal for buyers looking to add their own style.

The accommodation briefly comprises:-

Ground Floor

- Side entrance door leading to entrance lobby
- Stairs to first floor
- Comfortable lounge with bay window to the front, storage cupboard and electric storage heater
- Kitchen with window to the rear, rear access door, fitted base units, stainless steel sink and space for a cooker



First Floor

- Landing with side window
- Airing cupboard
- Main bedroom with front window, over-stairs storage cupboard and electric heater
- Second bedroom with rear window and electric heater
- Bathroom fitted with a three-piece suite comprising bath, wc and pedestal wash basin

Outside

- Front garden
- Driveway providing off-road parking for one car
- Gated side access to the rear garden
- Rear garden with patio area, steps leading to lawn and summer house



The property benefits from electric storage heating and would benefit from some updating throughout.

South Norfolk Council Tax Band B

Agents 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.

Rent: £223.62 per month
Insurance: £762 per annum
Possibility to purchase 100%
Lease end 2096

TO ARRANGE A VIEWING CALL THE WARNERS TEAM ON 01953 604431



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 only charged in the event of sale.

01953 604431

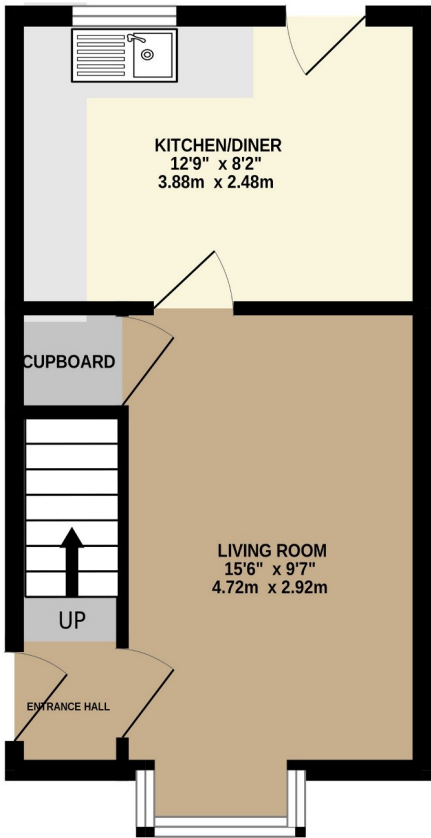
www.warnersprop.com

sales@warnersprop.com

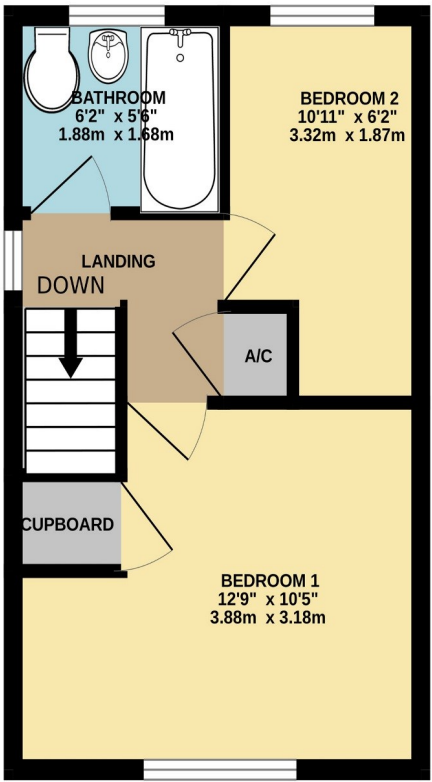


13 Market Street, Wymondham NR18 0AJ

GROUND FLOOR
277 sq.ft. (25.8 sq.m.) approx.



1ST FLOOR
270 sq.ft. (25.1 sq.m.) approx.



TOTAL FLOOR AREA : 548 sq.ft. (50.9 sq.m.) approx.

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.

Made with Metropix ©2026

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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.