



MAIN STREET, WYMONDHAM

Asking Price Of £189,950

Two Bedrooms

Freehold



MID-TERRACED COTTAGE

LOW MAINTENANCE REAR GARDEN

PERIOD CHARACTER CHAIN FREE

LOCAL SCHOOLS NEARBY

OFF ROAD PARKING

GREAT INVESTMENT OPPORTUNITY

VILLAGE AMENITIES

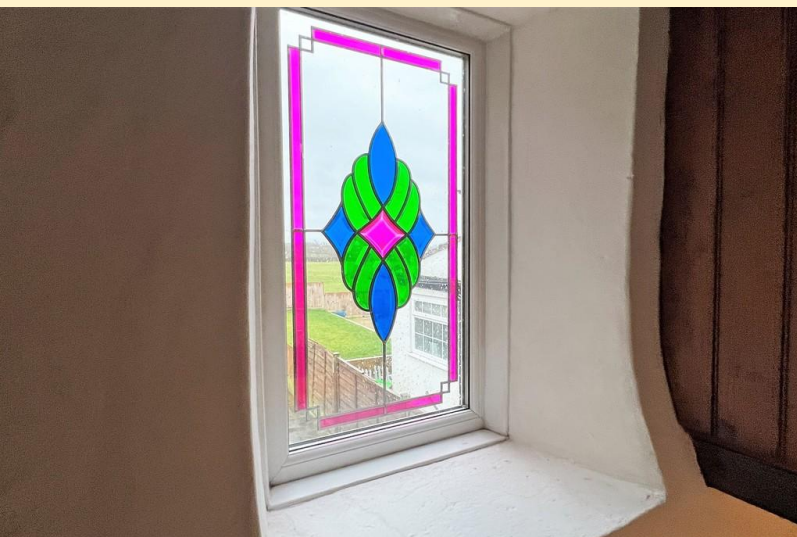
GOOD COMMUTER LINKS

COUNCIL TAX BAND A

01664 566258

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GREAT FIRST TIME BUY OR INVESTMENT OPPORTUNITY!

Mid-terraced two bedroom cottage situated in the village of Wymondham. The village benefits from the Berkeley Arms public house and both a primary school and a pre-school group. Good commuter links to the A1, Oakham, Stamford and Peterborough.

The accommodation in brief comprises; dining room, lounge, kitchen and bathroom to the ground floor. Two bedrooms to the first floor. Gas central heating. Outside the property benefits from off road parking to the front and a low maintenance courtyard to the rear.

DINING ROOM 12' 2" x 9' 7" (3.73m x 2.93m) Having a UPVC front door into the dining room, double glazed window and two Velux windows allow plenty of natural light, radiator, carpet flooring and opening through to the lounge.

LOUNGE 11' 6" x 13' 7" (3.53m x 4.15m) Having stairs rising to the first floor landing, stone fireplace with open fire, TV aerial point, radiator, beams to the ceiling, carpet flooring and door through to the kitchen.

KITCHEN 8' 8" x 8' 5" (2.65m x 2.58m) Fitted with wall and base units, roll edge work surfaces, ceramic one and a half bowl sink and drainer unit, space and plumbing for a washing machine and space for a free standing cooker. Double glazed window and external door to the rear courtyard, door to the bathroom, radiator and vinyl flooring.

BATHROOM 6' 6" x 8' 5" (1.99m x 2.58m) Comprising of a panel bath with shower over, wall mounted wash hand basin, low flush WC and a heated towel rail. Obscure glazed window, tiled walls and vinyl flooring.

LANDING Taking the stairs from the lounge to the first floor landing having doors off to;

MASTER BEDROOM 14' 2" x 10' 0" (4.33m x 3.06m) Having a double glazed window to the front aspect, radiator, built-in storage, loft access hatch and carpet flooring.

BEDROOM TWO 8' 1" x 9' 7" (2.48m x 2.93m) Having a double glazed window overlooking open countryside to the rear, radiator and carpet flooring.

OUTSIDE TO THE FRONT Gravelled drive providing off road parking with mature shrubs and hedging to each side.

REAR COURTYARD Paved courtyard with outside tap, garden shed and wood panel fencing to the boundary.

USEFUL INFORMATION Please note that any services, heating, systems or appliances have not been tested by Middletons, and no warranty can be given or implied as to their working order. Fixtures and fittings other than those mentioned to be agreed with the Seller. All measurements are approximate and all floor plans are intended as a guide only.

WHAT IS YOUR HOME WORTH? Whether you plan to sell or just want to know what your property is worth please call us on 01664 566258 for a free no obligation valuation.







Ground Floor



First Floor



This floorplan has been produced by Middletons as a guide only. For further information call 01664 566258
Plan produced using PlanUp.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		62
(39-54) E	48	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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THE PROPERTY OMBUDSMAN
Approved Redress Scheme

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.