

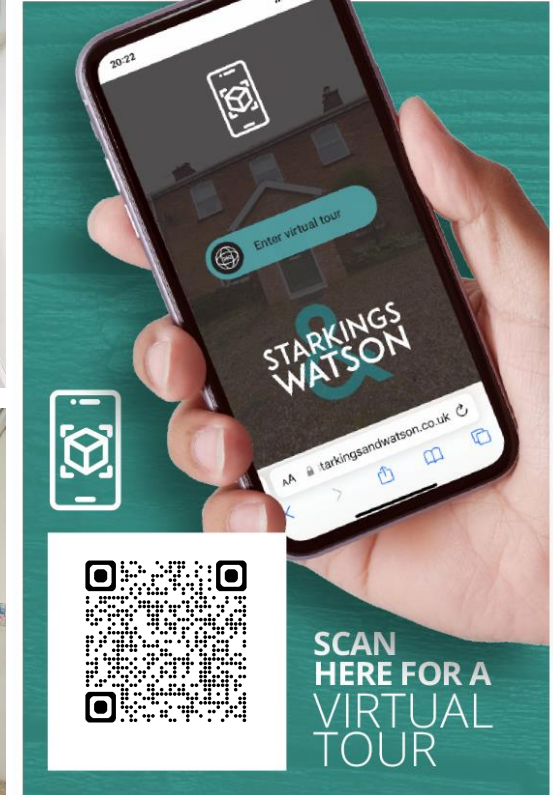
COCK STREET

# Wymondham NR18 0BX

Freehold | Energy Efficiency Rating : D

To arrange an accompanied viewing please pop in or call us on 01953 438838

# FOR SALE PROPERTY



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# STARKINGS & WATSON

- No Chain!
- End Of Terrace Home
- Grade II Listed & Presented In Good Order
- Large Main Reception With Fireplace
- Separate Kitchen/ Dining Room
- Two Ample Bedrooms & Bathroom
- Courtyard Style Private Rear Gardens
- Town Centre Location

### IN SUMMARY

NO CHAIN! Located in the HEART OF WYMONDHAM within a short walk of the town centre you will find this END OF TERRACE GRADE II LISTED COTTAGE presented in EXCELLENT ORDER and ready to be moved straight into! The cottage itself has been upgraded by the current owners including replacement wooden windows and gas fired central heating with a pleasant and characterful kitchen/dining room extension to the rear. The accommodation comprises; entrance hall from the roadside, MAIN RECEPTION ROOM with large feature FIREPLACE and the kitchen/dining room to the rear. On the first floor off the landing there are TWO EQUALLY SIZED DOUBLE BEDROOMS as well as the family bathroom. Externally there is a well-kept and paved enclosed garden offering a good degree of privacy. The cottage would make an ideal FIRST TIME PURCHASE, 'BUY TO LET' or 'LOCK UP AND LEAVE'.

### SETTING THE SCENE

Approached via the roadside with a main entrance door to the front leading into the hallway. There is a

side passage leading to the rear garden from the front roadside also.

### THE GRAND TOUR

Entering the cottage via the main entrance door to the front there is a hallway entrance with stairs to the first floor landing as well as access into the main reception room. The main reception is a generous size with a large feature fireplace which could be opened and used if required. There is also a generous understairs storage cupboard. To the rear of the cottage there is a kitchen/dining room with access to the garden beyond. The attractive kitchen offers a solid wood range of units with worktops over as well as space and plumbing for white goods and space for a table. Heading up to the first floor landing you will find two equally sized double bedrooms, one to the front and one to the rear as well as the family bathroom. The bathroom offers a bath, w/c and hand wash basin. The cottage is finished with replacement wooden windows and gas fired central heating.

### THE GREAT OUTDOORS

The enclosed and private rear garden offers a pleasant courtyard style garden which is mainly laid to lawn with plenty of space for seating and entertaining. There are extensive planting borders and mature trees and hedging as well as attractive brick and flint walls. There is also access from the rear leading into the kitchen.



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#### OUT & ABOUT

The property is located in the market town of Wymondham, and within walking distance to a very good range of everyday amenities including shops, leisure centre and doctors surgery. Situated approximately 10 miles south west of Norwich, fantastic access leads to the A11. The town also has a railway station with direct trains to Norwich to Cambridge. Excellent schooling can be found at Wymondham College & Wymondham High School, both are highly thought of within the area.

#### FIND US

Postcode : NR18 0BX

What3Words : ///prepped.chatted.mermaids

#### VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

#### AGENTS NOTE

Buyers are advised the cottage is Grade II Listed as the passage to the side offers a shared access.

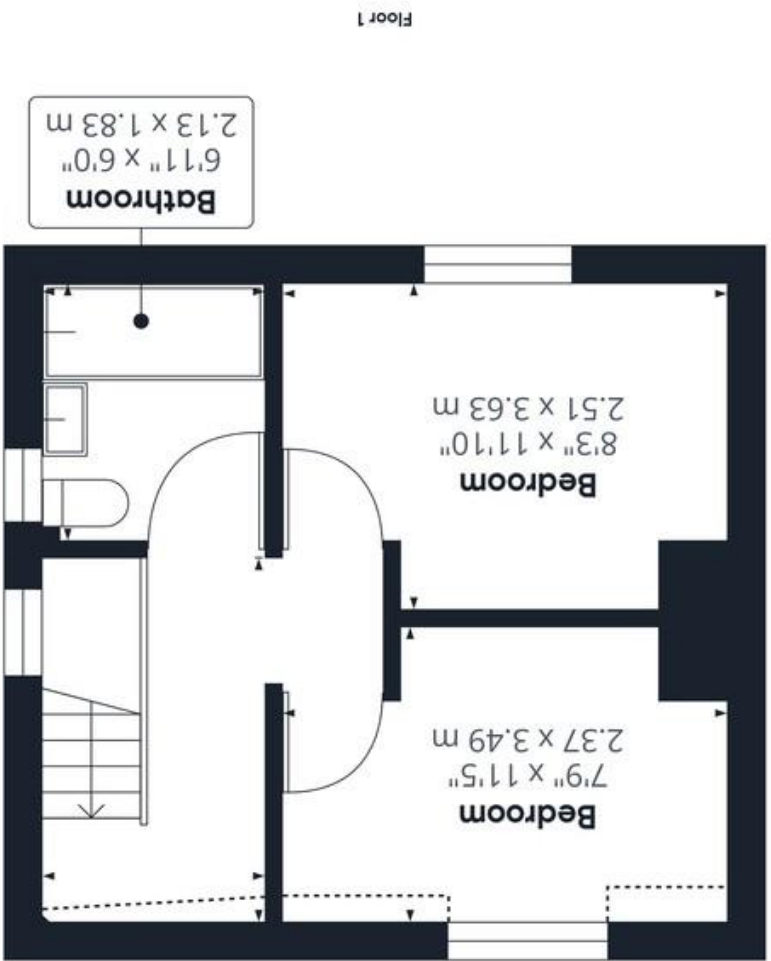
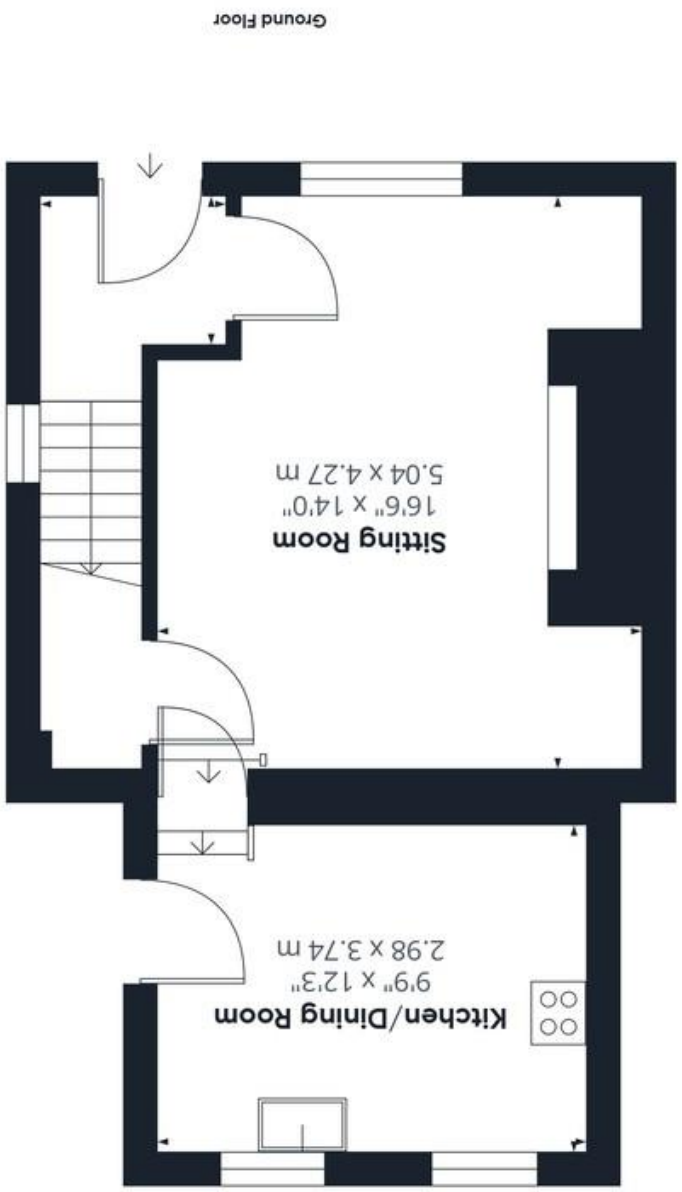
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Price:



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standard.  
Calculations are based on RICS IPMS 3C  
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While every attempt has been made to  
ensure accuracy, all measurements are  
approximate, not to scale. This floor

(1) Excluding balconies and terraces  
Reduced headroom  
Below 5 ft/1.5 m

Approximate total area<sup>18</sup>  
656.17 ft<sup>2</sup>  
60.96 m<sup>2</sup>  
Reduced headroom  
11.49 ft<sup>2</sup>  
1.07 m<sup>2</sup>