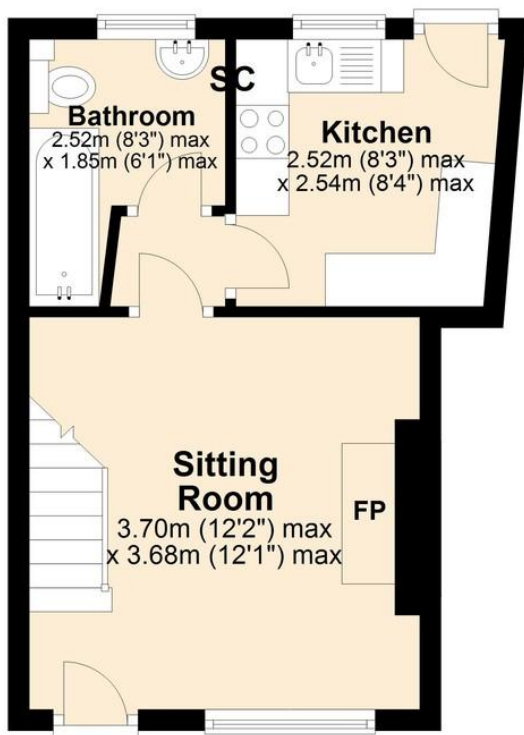


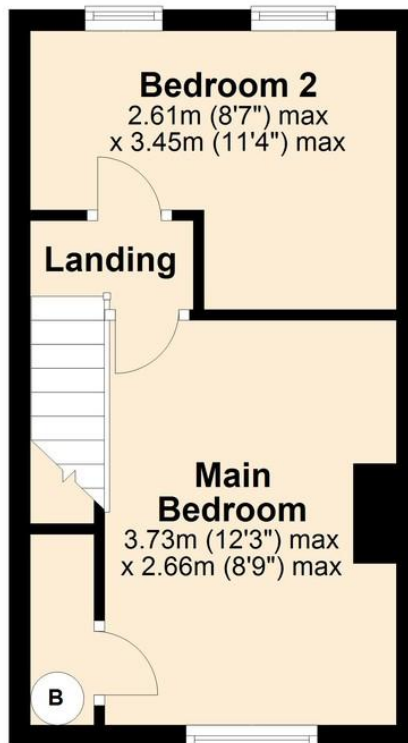
Ground Floor

Approx. 24.6 sq. metres (264.7 sq. feet)



First Floor

Approx. 22.9 sq. metres (246.1 sq. feet)



Total area: approx. 47.5 sq. metres (510.9 sq. feet)

OUTSIDE

The property is situated within Wymondham conservation area, accessed from the street. A shared passageway next to the adjoining property provides access to the courtyard-style rear garden, mainly laid to patio, with a storage shed and gated access to the rear leading to the resident's car park and access to the rear entrance door.

AGENTS NOTE

Please be advised the images reflect the property prior to the current tenancy.

DIRECTIONS

Leave Wymondham town centre via Middleton Street which leads onto Town Green. Turn right onto Pople Street where the property can be found on the left-hand side.

LOCAL AUTHORITY

South Norfolk

COUNCIL TAX BAND

B

Energy Efficiency Rating Current TBC Potential TBC

01603 760 770
hello@dragonflylettings.com
www.dragonflylettings.com
Unit 4 Dragonfly Lane, Cringleford, Norfolk, NR4 7FF

Whilst we have endeavoured to ensure these details are a fair and accurate representation of the property at the point of listing, please note that they are for guidance purposes only and we do not seek advice from or liaise with management companies, planning departments or building control in their preparation. We strongly advise that you inspect the property and surrounding area on Google maps and street view prior to viewing. Please also note the photographs do not infer that items shown are included, the measurements quoted are approximate and the fixtures, fittings and appliances have not been tested, therefore no guarantee can be given that they are in working order. If there is any point which is of particular importance to you then please obtain professional confirmation of it.



This 2 bedroom mid-terraced cottage is located in the sought-after market town of Wymondham. On the ground floor, the property features a 12'2 sitting room with an open fireplace, alongside a kitchen and a bathroom. Externally, there is a quaint courtyard-style garden and the convenience of off-road parking at the rear. Viewing is recommended!

Pople Street
Wymondham | Norfolk | NR18 0PS
£850 pcm

Mid-terraced period cottage situated within a conservation area in Wymondham

2 first floor bedrooms including main bedroom with built-in storage and twin windows to bedroom 2

Practical kitchen with built-in units

12'2 max. sitting room features an open fireplace

Ground floor bathroom with 3-piece suite

Gas central heating

Off-road parking in a resident's car park

Courtyard-style garden to the rear

Conveniently located for the town centre and local amenities

Available early June 2024!

