



3 Chapel Lane,
Wymondham
Norfolk
NR18 0DQ

Guide Price: £170,000 - £180,000





- Town centre terrace cottage
- Long rear garden and outbuildings
- 2 Bedroom
- Would benefit from updating
- Gas central heating
- Just a short walk to the shops
- Impressive countryside view from garden
- No onward chain!

Location

The cottage is positioned in a popular area of the town, just a short walk from the shops and various national/independent businesses that Wymondham has to offer. This South Norfolk market town is bustling, with good degree of small cafes and restaurants along with other fast food outlets and nationally recognised supermarkets, including Waitrose, Morrisons and Co-op. Wymondham is well connected with transport links both by road and rail. There is a mainline railway station that connects into Norwich and further afield to both Cambridge and London. The A11 dual carriageway provides fast access into the city and also with good roads out of the county.





The Property

The Property

Within Walking Distance of Wymondham town this property offer charm and potential with some updating required. There is a good size lounge, kitchen/diner and ground floor bathroom and separate w.c. To the first floor there are two bedrooms (bedroom 2 accessible through bedroom one.) To the rear of the property there is a range of outbuildings and large garden.

Outside

The garden has two main sections. There is a patio area which leads down to a range of outbuildings; the first of which provides useful storage space and benefits from a plumbing connection; a secondary store/tool shed and finally an outside W.C. A long strip of lawn extends down the garden with a shared path to the side. As with many similar terraces, there is a pedestrian right of access running along the rear of the terraces. A shared pathway leads down the rear gardens. The property has a vehicular right of access along Frogshall Lane and across No.9's land.

Agent notes

As with many similar terraces, there is a pedestrian right of access running along the rear of the terraces. A shared pathway leads down the rear gardens. The property has a vehicular right of access along Frogshall Lane and across No.9's land, leading to the parking spaces.

Services

Mains electricity, gas, water and drainage are connected to the property.

How to get there – What3words:

Film.spelling.deeply

Viewing

Strictly by appointment with TW Gaze.

Tenure: Freehold

Council Tax Band: B

Ref: 2/19500/lk


Important Notice

TW Gaze for themselves and for their Client give notice that:-

1. The particulars have been prepared to give a fair description for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice. 2. All descriptions, dimensions, areas, distances, reference to condition and necessary permissions for use and occupation and other details are given in good faith but should not be relied upon as statements or representations of fact. The text, photographs and plans are for guidance only and are not necessarily comprehensive. 3. No person in the employment of TW Gaze has any authority to make or give any representations or warranty whatever in relation to this property on behalf of TW Gaze, nor enter into any contract on behalf of the Vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. TW Gaze have not tested any service, equipment or facilities.

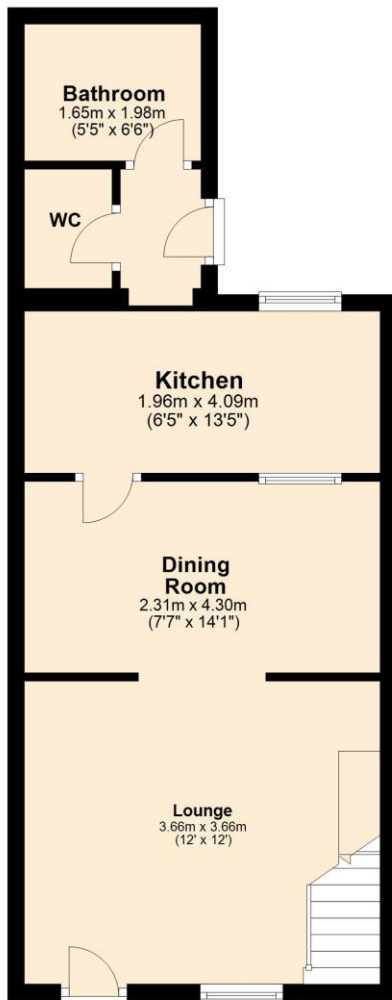
While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		91
(81-91) B		
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC 

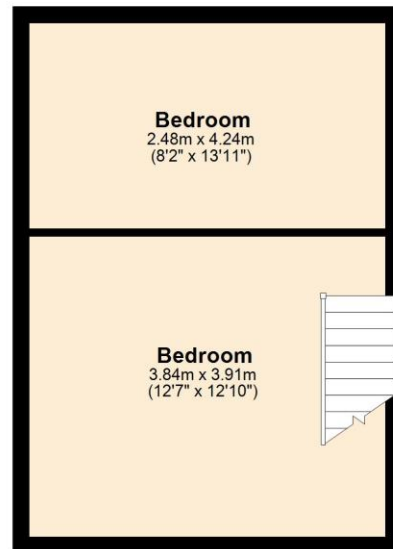
Ground Floor

Approx. 38.6 sq. metres (415.9 sq. feet)



First Floor

Approx. 25.9 sq. metres (279.3 sq. feet)



Total area: approx. 64.6 sq. metres (695.2 sq. feet)

For illustrative purposes only. NOT TO SCALE.
This plan is the copyright of TW Gaze and may not be altered, photographed, copied or reproduced without written consent.