



12 Cock Street
Wymondham
Norfolk
Nr18 0bx

Asking Price £255,000





- Three bedrooms and three receptions
- Inglenook fireplace and original beams
- Garden
- Town centre location
- Updated first floor shower



Location

Cock Street is few minutes from the Market Cross where the day-to-day shops and amenities are located and is on the local bus route. Three national supermarkets and the train station, Norwich to Kings Cross via Cambridge, are within the wider town area.





The Property

Looks are certainly deceptive where this property is concerned not only it is a pretty Grade II listed period cottage in the heart of the picturesque market town of Wymondham, but also offers sitting room, dining room, a garden room and 3 bedrooms and an updated sleek and tiled shower room all accessed off the upstairs landing. The property has been well maintained and recently decorated, the loft is insulated, the electrics are up to date and the heating is via a gas combi boiler.

Outside

A sunny garden with raised decking, patio area and a shed. There is access to the rear garden via the neighbouring properties. On road parking – a residents permit can be obtained from South Norfolk Council to park in their car parks.

Services

Mains water, electricity, gas and drainage are connected. Gas fired combi boiler provides heating via radiators.

Directions

From the Market Place onto Middleton Street, Town Green and then Cock Street. Number 12 is on the right.

What3Words : evoke.risen.beams

Viewing

Strictly by appointment with TW Gaze.

Freehold Ref: 2/19133/CAC

Council Tax Band - B

Important Notice

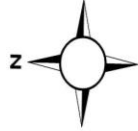
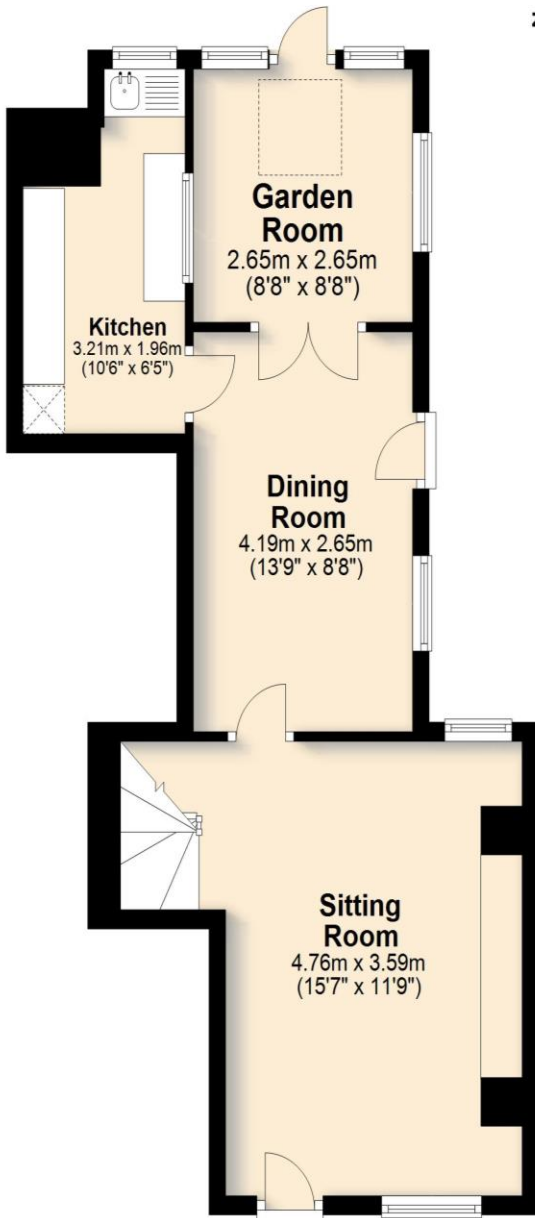
TW Gaze for themselves and for their Client give notice that:-

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.

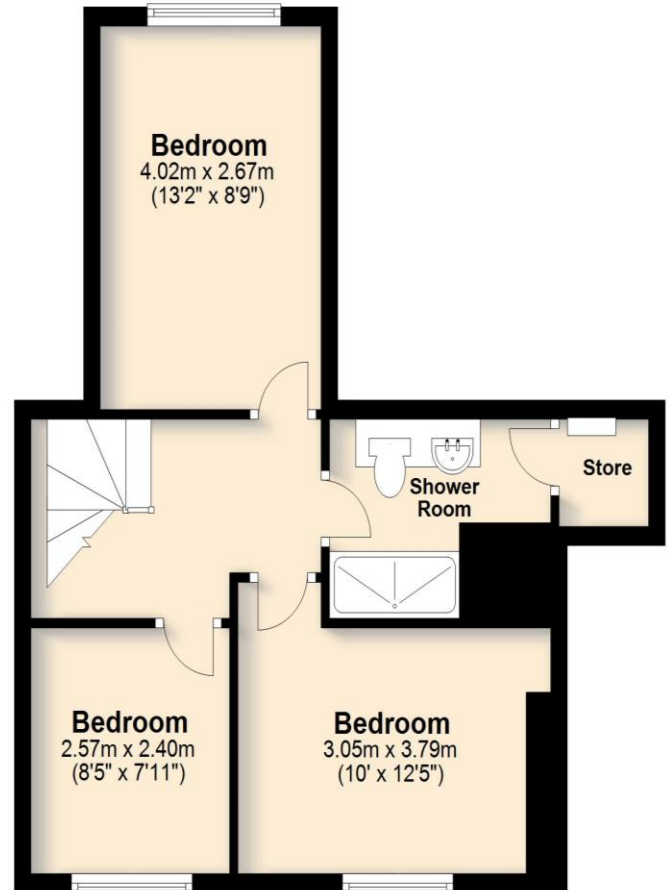
Ground Floor

Approx. 45.6 sq. metres (491.1 sq. feet)



First Floor

Approx. 42.3 sq. metres (455.0 sq. feet)



Total area: approx. 87.9 sq. metres (946.1 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.