



12 ST GEORGES

Hospital Road, Wicklewood, Norwich, Norfolk, NR18 9PD

Asking Price £320,000

BROWN & CO

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A charming three-bedroom town house set within the Idyllic grounds of St Georges, Hospital Road, a former workhouse now Grade II listed building boasting an abundance of character.

DESCRIPTION

No. 12 St Georges consists of spacious entrance hall with downstairs cloakroom, under stair storage, good sized fitted kitchen leading through to living area with vaulted ceiling benefitting from two very large feature windows, allowing in lots of natural light and providing scenic views. To the first floor is a large landing with double doors to an impressive mezzanine/office space. Continuing on the first floor is large three-piece shower room with airing cupboard. The second floor once again has a spacious landing with three double bedrooms one containing an en-suite bathroom.

The property benefits from access to circa 5.5 acres (STMS) of communal grounds containing indoor swimming pool & outdoor tennis court. As well as parking outside of the property there is an en-bloc style garage.

The property is leasehold with 972 years remaining. Ground rent of £50 p/a. Service charge £2,280 p/a due to increase to £2,700 p/a.

Services: Mains electricity, LPG gas central heating, mains water and septic tank.

LOCATION

St Georges workhouse, Wicklewood is situated roughly 2.9 miles west of the popular South Norfolk Market town of Wymondham. Local amenities in Wicklewood include an Outstanding primary school, village hall, public house, cricket

green and bowling green. There are excellent facilities and amenities in Wymondham, including a mainline railway station, and the A11 provides easy access to the A47 southern bypass and the city. Wicklewood is conveniently located within the catchment area for the popular South Norfolk schools Wymondham College and Wymondham High school. Also boasting easy access to the University of East Anglia, the Norwich Research Park and the Norfolk & Norwich University Hospital.

DIRECTIONS

Leave Wymondham via Chapel Lane, proceeding over the railway bridge shortly turning left onto Wymondham Road continue along for roughly 2.6 miles. Then turn left onto Hospital Road, follow the road going past the junction, and take the second right turn where you will see parking available and entrances to the various houses.

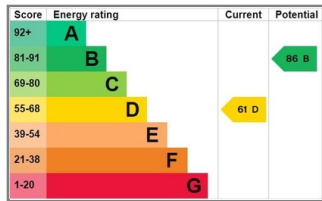
Agent's Notes:

- (1) The photographs shown in this brochure have been taken with a camera using a wide angle lens and therefore interested parties are advised to check the room measurements prior to arranging a viewing.
- (2) Intending buyers will be asked to produce original Identity Documentation and Proof of Address before solicitors are instructed.

VIEWING Strictly by prior appointment through the selling agents' Norwich Office. Tel: 01603 629871







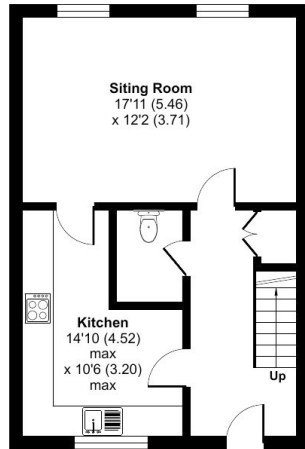
St. Georges, Wicklewood, Wymondham, NR18

Approximate Area = 1386 sq ft / 128.7 sq m (excludes Void)

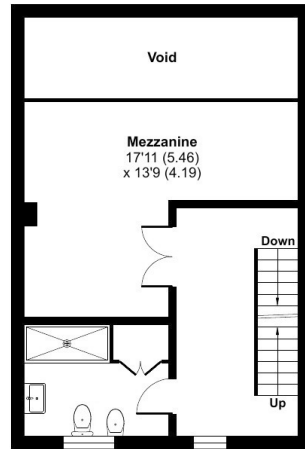
Garage = 136 sq ft / 12.6 sq m

Total = 1522 sq ft / 141.3 sq m

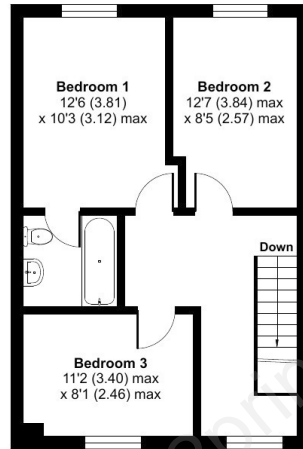
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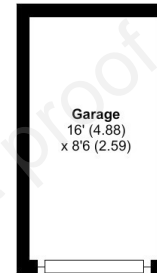
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncthemcom 2024. Produced for Brown & Co. REF: 1082247

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