



White Horse Street, Wymondham - NR18 0BJ

**STARKINGS
& WATSON**

HYBRID ESTATE AGENTS



White Horse Street

Wymondham, NR18 0BJ

NO CHAIN. Situated just a few moments walk from the heart of the market town of Wymondham and its mainline train station sits this CHARACTERFUL COTTAGE boasting a well-lit interior and PRIVATE REAR GARDEN. The ground floor offers a well proportioned sitting room with WOOD BURNER taking you directly to the KITCHEN and garden beyond. The first floor is occupied by TWO DOUBLE BEDROOMS as well as the FAMILY BATHROOM SUITE laid with original solid wood flooring. Due to its position and composition, this home would make the ideal FIRST TIME BUY or INVESTMENT PURCHASE.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E



- No Chain
- End Of Terrace Cottage
- Characterful Interior
- Solid Wood Flooring & Wood Burner In Sitting Room
- Two Double Bedrooms
- Private Rear Garden With Outbuilding
- Short Walk to Town Centre & Train Station
- Ideal First Time Buy or Investment

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.

SETTING THE SCENE

The property is set back slightly from the street with public walkway leading directly to the front door for the home with walkable access from public transport routes including buses and mainline train station as well as the town centre.



THE GRAND TOUR

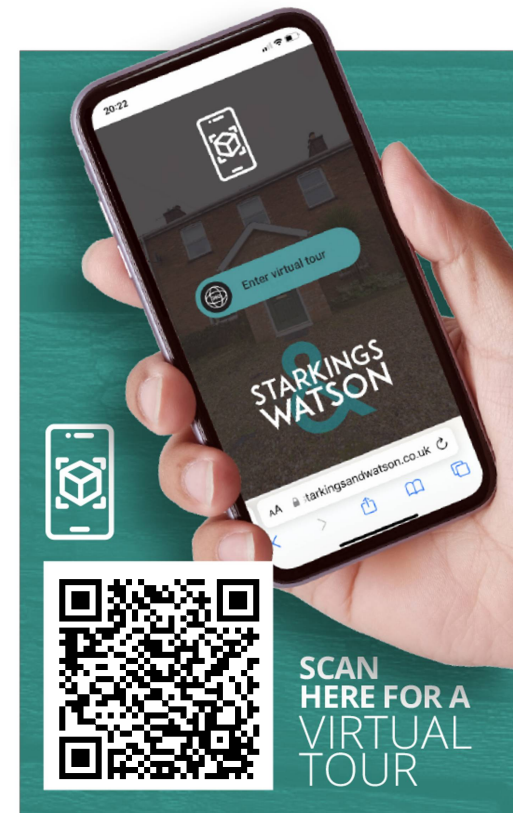
Once inside, a well proportioned living space will initially greet you laid with original solid wood flooring. This room has been decorated by the current owner to create a bright and airy living space with cast iron wood burner set within the fireplace with pamment tiled hearth, perfect for those cosier evenings. Leading directly past the stairs and storage cupboard a gentle step down takes you into the kitchen, again laid with original tiled flooring. This room offers a range of wall and base mounted storage units set around rolled edge work surfaces, which in turn leaves space for appliances with plumbing for a washing machine, dishwasher and a large gas range style cooker. A small entrance porch again gently steps down just off from the kitchen taking you towards the rear garden.

The first floor landing splits in two directions to take you into both of the double bedrooms as well as the three piece family bathroom suite directly ahead. The first floor is again laid with original solid wood floorboards whilst the bathroom is predominantly tiled to offer a three piece suite with low level wall mounted radiator. The smaller of the bedroom sits towards the rear of the home overlooking the rear gardens with tree lined aspect at the very rear. The space is large enough for a double bed and also features a built in storage cupboard with potential space to add a fitted wardrobe. The larger of the bedrooms sits towards the very front of the home again utilizing recesses within the wall next to the chimney. Useful clothes hanging space with shutters sits in front of the large window at the front of the room whilst the large floor space is suited for a double bed and additional storage solutions.

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THE GREAT OUTDOORS

The rear garden is fully enclosed to both sides and the rear with a mixture of timber panel fencing and brick walls. The space is low maintenance yet attractive with shingle footing and mature planting borders and hedges adding both vibrancy and colour to the space. A brick storage outbuilding can be located at the very end of the garden. The space has been converted by other properties within the terrace to create a fantastic additional external area.





Bathroom
5'1" x 6'5"
1.55 x 1.97 m



Approximate total area⁽¹⁾

526 ft²
48.9 m²

Reduced headroom

1 ft²
0.1 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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