

abbotFox



Wymondham, NR18
oieo £165,000

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We are a team of genuine individuals who hold a deep passion for both property and marketing. Collectively, we bring over 70 years of experience in the property market of Norfolk and Suffolk. Our affection for both counties runs deep, and we are enthusiastic about sharing our passion with you.

Colin McKenzie | **Branch Partner**







THE DETAIL_____

abbotFox presents this charming mid terraced cottage in the heart of Wymondham Town Centre.

Accommodation

Neatly arranged and exceptionally well-presented over two floors, this home retains a sense of charm and character throughout whilst offering all you would want for modern living. the ground floor offers a spacious reception room, complete with wood burning stove and a kitchen breakfast room, with the first floor offering two bedrooms and a modern bathroom suite. Externally, the property offers a rear garden, with shed.

Location

Avenue Road is set moments away from Wymondham Marketplace, which offers a varied array of retailers, and a selection of bars, cafe's and restaurants. The property also sits within easy reach of schools, parks, supermarket and library.

Buyers

Ideal as a first home, this cottage has been well cared for and is ready to be enjoyed by a new owner, however it would equally suit any buyer looking for every day convenience

Our Agents View

"Wymondham is always a popular location for buyers, with a wide selection of amenities within the town and excellent access to the A11 perfect for access to Norwich and beyond. The quality of this home is hard to match at this price point, and an internal viewing is highly recommended."



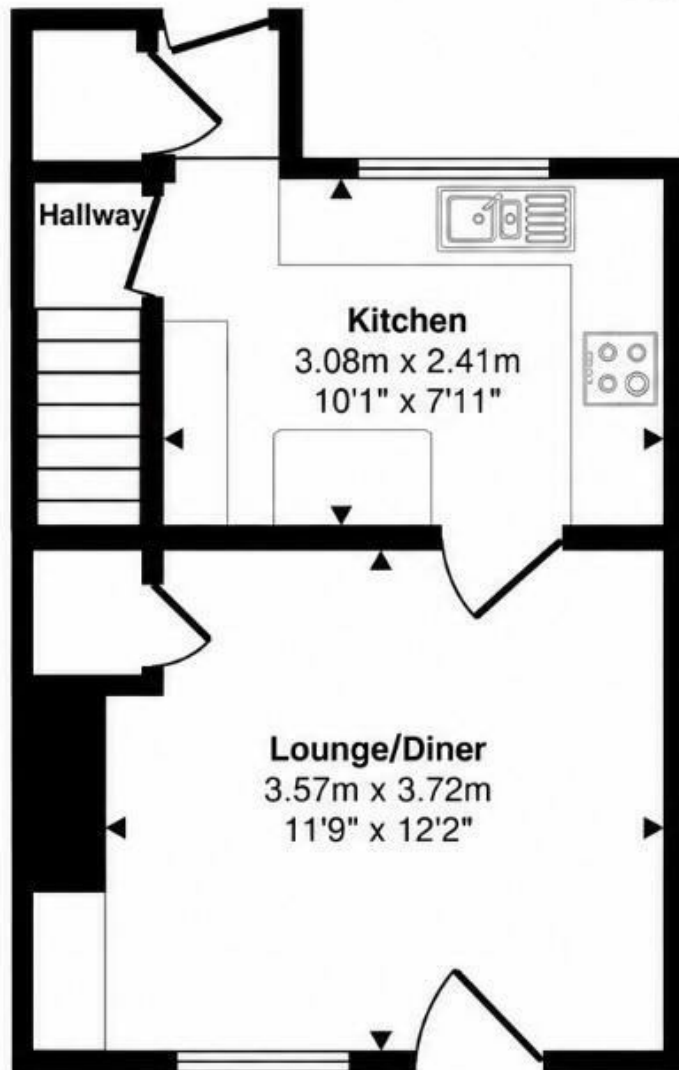




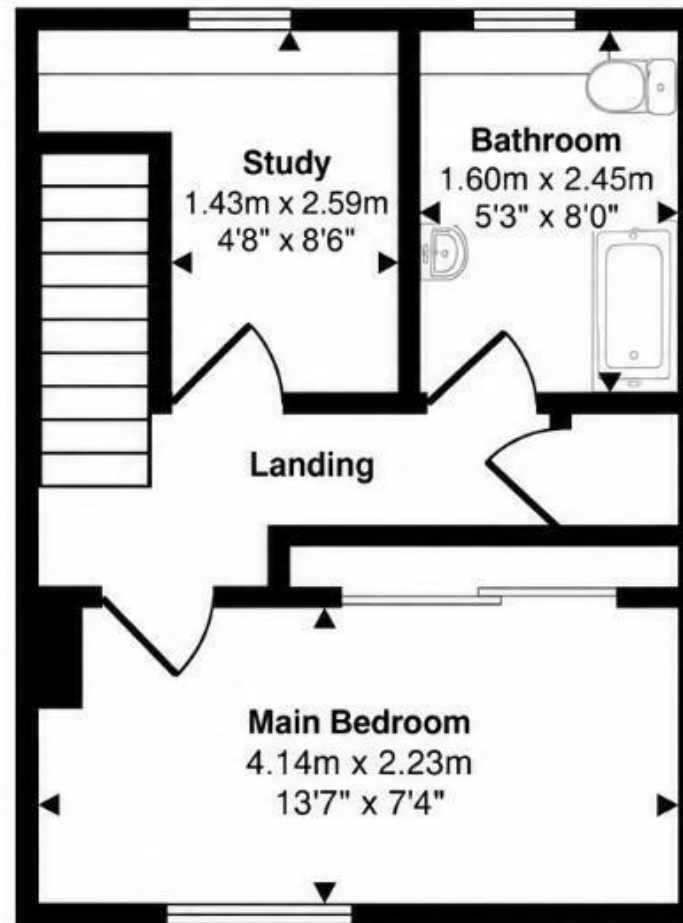
THE HIGHLIGHTS____

- Mid terraced cottage
- Two bedrooms
- Generous lounge with wood burning stove
- Town Centre location
- Ideal first time buy
- Viewing advised

Approx Gross Internal Area
55 sq m / 594 sq ft



Ground Floor
Approx 28 sq m / 305 sq ft



First Floor
Approx 27 sq m / 289 sq ft

Denotes head height below 1.5m

Let's talk

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EPC RATING -

Disclaimer – In accordance with the Property Misdescriptions Act, the company abbotFox gives notice that all descriptions, references to condition, necessary permissions for use and other details are given in good faith and believed to be correct, but any purchaser should not rely on them as statements of fact, and must satisfy themselves by inspection or other means, as to their accuracy.