



Damgate Street, Wymondham NR18 0BH

welcome to

Damgate Street, Wymondham

William H Brown have pleasure in advertising this three-bedroom terraced cottage, with a Grade 2 listing, situated just a stone's throw from Wymondham town centre.



Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Lounge/Diner

26' x 18' (7.92m x 5.49m)

An L-shaped lounge diner with an open, airy feel, featuring exposed wooden beams and a wood burner. Full of character, with stairs leading up to the bedrooms. A front-facing window offers a view of the road.

Kitchen

23' 3" x 9' (7.09m x 2.74m)

Side aspect window and dual aspect door leading to the side patio. It features worktops, creating a spacious and homely feel, with a classic gas stove adding to the countryside charm.

Utility Room

6' 26 x 6' 49 (1.83m 26 x 1.83m 49)

Space for white goods, including the boiler and velux window allowing natural light to brighten the space.

Bedroom One

11' 45 x 10' 2" (3.35m 45 x 3.10m)

Features a front facing window, a radiator and is a spacious double room. It includes built-in storage, exposed wooden beams, and brick chimney breast adding character to the space.

Bedroom Two

8' 75 x 10' (2.44m 75 x 3.05m)

Double bedroom with pocket lights and rear-facing window offering views of the Abby. Includes a radiator and built-in storage, combining comfort and charm.

Bedroom Three

9' 10" x 9' 8" (3.00m x 2.95m)

Located on the top floor, featuring a front-facing window and a double bed layout. The room features wooden beam ceiling, it's own stairs for access and radiator

Bathroom

5' 9" x 5' 57 (1.75m x 1.52m 57)

Centrally located in the house, features a three-piece suite, a fan extractor for ventilation, and exposed wooden beams.

Shower Room

6' x 6' 2" (1.83m x 1.88m)

Offering a practical and convenient space, located on the ground floor featuring a toilet, sink and shower

Extension

19' x 13' (5.79m x 3.96m)

Large window opening to lounge, featuring tiled flooring and exposed wooden beams. There are french doors on either side, providing direct access to the garden.

Garden

Well presented with a side gate for access and a shed for additional storage and outside tap, with abbey views south/west facing.

2nd Garden

Located off the kitchen extension, offers plenty of space for a coffee table and plants with outside tap.

Agents Note

Property is a flying freehold built over land which does not form part of the property



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Damgate Street, Wymondham

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Character features
- Stunning views

Tenure: Freehold EPC Rating: D

Council Tax Band: D

guide price

£325,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
WYM109196 - 0004

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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