



Cock Street | Wymondham | NR18 0BX
£242,500

twgaze

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Pretty Grade II listed period cottage in the heart of the picturesque South Norfolk market town of Wymondham. Inglenook fireplace with wood burner and original beams throughout. Three bedrooms all off the landing and an upstairs shower room. Charming and well laid out sunny garden with patio, decking and a shed.

- Three bedrooms
- Inglenook fireplace and original beams
- Garden
- Three receptions
- Gas central heating
- Town centre location

Full Description

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

Council Tax Band B

Ref 19133/CAC





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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