



Salvia Close | Wymondham | NR18 0FS  
Asking Price £190,000

twgaze

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A two bedroom Coach house with private entrance and allocated off road parking. Offered with no chain, recently redecorated, new carpets and Vinyl flooring this is ready to move straight away.

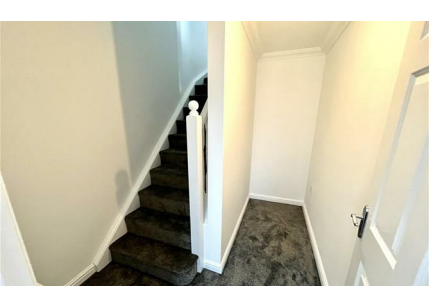
Council Tax Band: C

- Offered with no chain
- Off road Parking
- Gas central heating
- Recently decorated
- Bathroom
- Two bedroom
- Double glazing
- Re fitted carpets
- Kitchen
- Private entrance

## The Location

Wymondham itself is a historic market town just 10 miles south of Norwich city centre. The town benefits from a variety of good schooling, both primary and secondary, with Wymondham college in particular, boasting an 'outstanding' Ofsted rating. There are good supermarkets including Waitrose and numerous small businesses in the town. Transport buses link the surrounding towns and villages and the town's railway station also provides a direct line into Norwich, Ely and Cambridge, with London commutable in around 2 hours.





### The Property

This attractive semi-detached coach house benefits from its own private entrance. Upon entry, you'll find a useful cloaks cupboard and a ground floor storage area, offering practical space for everyday needs. Upstairs, the first floor opens into a spacious open-plan lounge and dining area, ideal for modern living. The fitted kitchen includes a brand-new oven and hob, making it ready to move straight in. The property also features two well-proportioned bedrooms and a modern bathroom, completing this stylish and low-maintenance home. Perfect for first-time buyers or investors alike, this property combines convenience and comfort,

### The Outside

To the rear of the property under the arch there is an allocated parking space

### Leasehold

981 Years remaining

£444.87 Service charges per year

### Services

Mains electric, mains water and gas central heating

### Council tax B

### What3words

settled.novels.onlookers

Viewing strictly by appointment

Ref 2/19914

33 Market Street  
 Wymondham  
 Norfolk  
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Energy Efficiency Rating	
Current	Potential
74	75

Energy Efficiency Rating	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	Not energy efficient - higher running costs
A (92-100)	G (1-20)
B (81-91)	F (21-30)
C (69-80)	E (31-40)
D (55-68)	D (41-54)
	C (55-68)
	B (69-80)
	A (92-100)

Total area: approx. 71.5 sq. metres (769.8 sq. feet)

