

# Virginia Cottage, High Common, Swardeston, NR14 8DL

£210,000 Freehold

  
warners  
RESIDENTIAL



- \* Requiring full renovation & updating
- \* Situated on an elevated plot in a popular village setting
- \* Two bedrooms
- \* Semi detached period cottage
- \* Driveway parking to side
- \* Front and rear gardens



01953 604431

[www.warnersprop.co](http://www.warnersprop.co)  
[sales@warnersprop.com](mailto:sales@warnersprop.com)

13 Market Street, Wymondham NR18 0AJ

**Location...**

Swardeston is a historic South Norfolk village with a delightful common. The village has a renowned local cricket team and good quality local matches are to be enjoyed throughout the summer months. Norfolk World War heroine, Edith Cavell, was born and raised at the Old Rectory. The Village still enjoys a range of local shops and regular bus links to Norwich and neighbouring Mulbarton which has a doctors surgery, co-op store and public house/restaurant.

Directions...

What3Words///goofy.partner.collision

**The Property...**

A two-bedroom semi-detached period cottage situated on High Common Road, Swardeston. The property requires full renovation and updating throughout, offering an opportunity for improvement.

The ground floor comprises a kitchen, lounge, dining area, bathroom and separate wc.

**Accommodation****Entrance Porth**

Access is via the rear porch, which is of brick and glazed construction.

**Kitchen**

Window to the rear aspect.

**Dining Area and lounge**

Step down from the kitchen into the dining area and lounge. Windows to the front and side aspects, stairs to the first floor, and electric fire with surround.

**First Floor****Landing**

Airing cupboard.

**Bedroom One**

Window to the front aspect and two storage cupboards.

**Bedroom Two**

Window overlooking the rear garden and one storage cupboard.

**Outside**

Driveway to the side of the property. The cottage occupies a slightly elevated plot.

**Garage**

(Not measured)

**Adjoining Storage Room****Gardens**

Front and rear gardens.

**Rating authority**

South Norfolk Council Tax Band C



**TO ARRANGE A VIEWING CALL THE WARNERS TEAM ON 01953 604431**



### Office Hours

Mon-Fri 9am-5.30pm  
Sat 9am-3pm

### Free Valuation

If you are thinking of selling, why not take advantage of our free valuation service. Fees only charged in the event of sale.

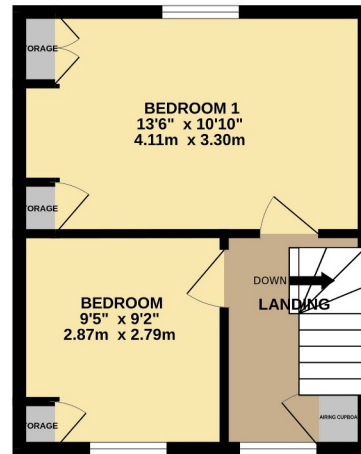
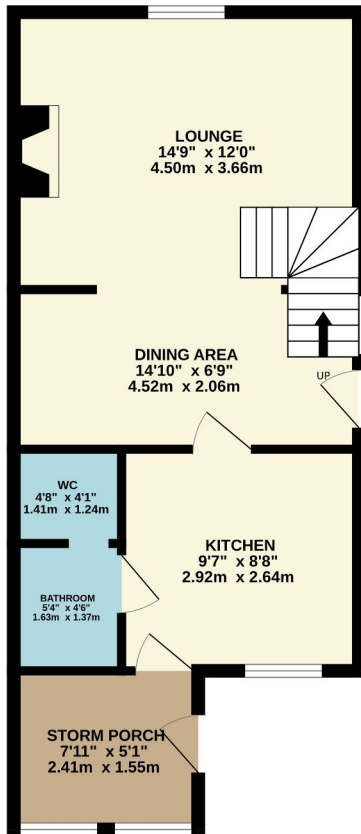
01953 604431

[www.warnersprop.com](http://www.warnersprop.com)

[sales@warnersprop.com](mailto:sales@warnersprop.com)



13 Market Street, Wymondham NR18 0AJ



**Agents Note** - To comply with AML regulations £25 plus vat (£30 inclusive of vat) is charged to each buyer which covers the cost of the digital ID check. The checks will be conducted by Hipla, who will contact buyers directly to arrange payment of £30 per report.