

90 Barnham Broom Road, Wymondham, NR18 0RN
Offers in excess of £250,000 (Freehold)



warner's
RESIDENTIAL



- * Charming terrace cottage full of character
- * Two bedrooms
- * Open plan lounge/dining area with wood burning stove
- * East facing rear garden
- * Summer house with power
- * Night storage heating

Location...

Wymondham is a South Norfolk gem situated approximately nine miles south west of Norwich city centre. This rapidly expanding, yet charming, historic market town enjoys a full range of services including:- Waitrose, Morrisons and Lidl supermarkets, three medical centres, four dentists, two veterinary practices, a wide choice of pubs, restaurants and cafes, leisure and sports facilities, a full range of local schools including Wymondham College and Wymondham High Academy, both having excellent reputations. The town has an award winning railway station with regular services to Norwich, London, Cambridge and many other destinations via connections at Ely. Landmarks include the impressive Abbey, the Market Cross and the Bridewell Museum. The University of East Anglia, John Innes Institute, Food Research Institute and Science Park, Norfolk and Norwich Hospital, Norfolk Police Headquarters and Lotus Cars are all local employers served by the town.

Directions...

Leave the Market Place via Market Street, Middleton Street, Town Green and Cock Street crossing the mini roundabout into Chapel Lane and turning first right into Barnham Broom Road, continue to the end of the road where the property is situated on the right hand side.

The property...

Charming and full of character, this delightful two-bedroom terrace cottage is nestled in the sought-after town of Wymondham. Featuring an inviting open-plan lounge and dining area with a cozy wood burning stove, this home offers the perfect blend of comfort and warmth. The well-appointed kitchen leads to a generous easterly-facing rear garden, complete with a lawn area and a summer house with power – ideal for relaxing or entertaining.

UPVC entrance door to:

Lounge

Window to front, open fire with wood burning stove, inset night storage heater.

Dining Area

Understairs storage cupboard with hot water cylinder, night storage heater.

Kitchen

Wall and base units, fitted electric oven and hob, stainless steel sink unit, plumbing for washing machine, tiled flooring, door and window to rear.

Bathroom

Window to rear, heated towel rail, bath with shower over, WC and pedestal wash basin.



TO ARRANGE A VIEWING CALL THE WARNERS TEAM ON 01953 604431

First Floor

Bedroom

Window to front, two double wardrobes, loft access, night storage heater.

Bedroom two

Window to rear, overstairs storage cupboard, night storage heater.

Outside

Front Garden

The front garden features a pathway leading to the entrance. The property benefits from shared side access and a right of way to the rear for the neighbouring property.

Rear Garden

The walled rear garden enjoys an easterly aspect, offering a peaceful retreat with a blend of shingle and slab, accented by decorative borders. A summer house with power provides a versatile space for relaxation or work, while a small patio area and a handy shed completes this delightful outdoor setting.

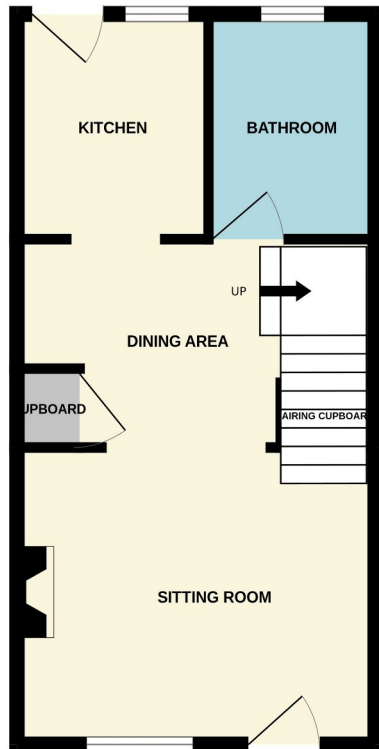
Rating Authority

South Norfolk Council Tax Band B

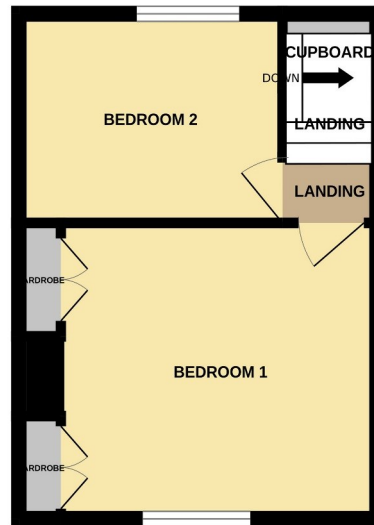
Please Note - To comply with AML regulations £25 plus vat (£30 inclusive of vat) is charged to each buyer which covers the cost of the digital ID check. The checks will be conducted by Hipla, who will contact buyers directly to arrange payment of £30 per report.



GROUND FLOOR



1ST FLOOR



Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B		
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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MONEY LAUNDERING REGULATIONS

Intending purchasers will be asked to produce identification documentation at a later stage, we would ask for your co-operation in order that there will be no delay in agreeing the sale.

CONSUMER PROTECTION ACT

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

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.

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