

17 BRIDEWELL STREET,
WYMONDHAM, NR18 0AR

£230,000 Freehold



- * Town centre location close to market place
- * Grade II listed
- * Sympathetically renovated
- * Wealth of character features



01953 604431

www.warnersprop.com

sales@warnersprop.com

13 Market Street, Wymondham NR18 0AJ



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, a veterinary practice, 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.

Part double glazed panelled entrance door from street into:-



Sitting Room 12'3" x 12'2" (3.73m x 3.7m)

Cast iron open fireplace with decorative tiled inlay and sculptured timber mantel with a cupboard to the side, additional corner angled cupboard and meter cupboard, radiator, sash window with shutters to the front.

Inner Hallway

With built in recessed cupboard.

Dining Room 11'5" x 9'4" (3.48m x 2.84m)

Cast iron open fireplace and sculptured timber mantel, recessed shelving with storage cupboard, radiator, window to the rear aspect and stairs to the first floor.



Kitchen 15'1" x 5' (4.6m x 1.52m)

Part tiled and fitted with a range of units comprising stainless steel single drainer sink unit, inset into worktop. Electric oven with gas hob and extractor canopy, integrated dishwasher and fridge, radiator, recessed lighting with dual windows and half glazed door to rear gardens

First floor landing

With shelved storage cupboard.

Bedroom 14'9" x 12'4" (4.5m x 3.76m)

With exposed wall and ceiling timbers, radiator, storage cupboard, window to the front aspect.

Bathroom 9'3" x 7'9" (2.82m x 2.36m)

Part tiled and fitted with a suite, comprising bath, shower cubicle and shower, pedestal wash basin, wc, heated towel rail, storage cupboard and window to the rear.



Stairs to the second floor Attic Bedroom

12' x 10'10" (3.66m x 3.3m)

With exposed wall and ceiling timbers, radiator, eaves storage cupboard and Velux window.

Exterior utility/boiler cupboard

Gas boiler and plumbing for washing machine.

Curtilage

The enclosed rear gardens are mainly laid to lawn with borders and steps leading to a courtyard area and pedestrian access to the rear.

South Norfolk Council tax band B.

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.

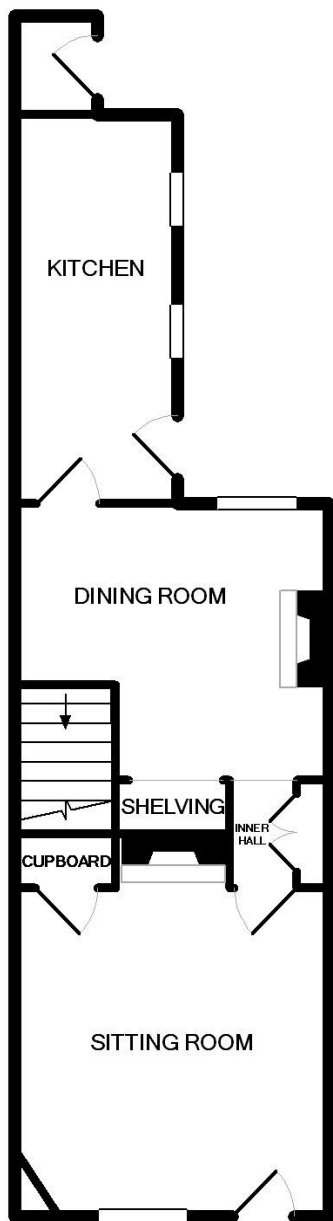
01953 604431

www.warnersprop.com

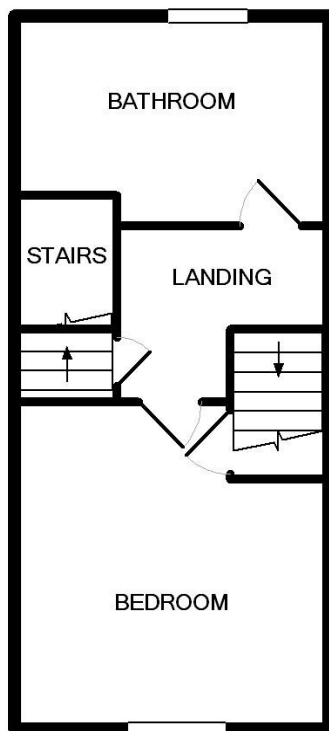
sales@warnersprop.com



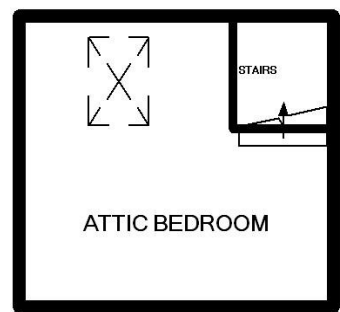
13 Market Street, Wymondham NR18 0AJ



GROUND FLOOR
APPROX. FLOOR
AREA 424 SQ.FT.
(39.4 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 322 SQ.FT.
(29.9 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 131 SQ.FT.
(12.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 877 SQ.FT. (81.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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
Made with Metropix ©2010

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	61	65
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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.

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.

DATA PROTECTION ACT 1998

Please note that all personal information provided by customers wishing to receive information and/or services from WARNERS will be processed by WARNERS.