



Rear elevation

7 Chapel Lane,
Wymondham
Norfolk
NR18 0DQ

Guide Price: £180,000 - £190,000





- Town centre terrace cottage
- Long rear garden and outbuildings
- Off road parking for a couple of vehicles
- 1 Bedroom
- Would benefit from updating
- Gas central heating
- Just a short walk to the shops
- Impressive countryside view from garden
- No onward chain!

Location

The cottage is positioned in a popular area of the town, just a short walk from the shops and various national/independent businesses that Wymondham has to offer. This South Norfolk market town is bustling, with good degree of small cafes and restaurants along with other fast food outlets and nationally recognised supermarkets, including Waitrose, Morrisons and Co-op. Wymondham is well connected with transport links both by road and rail. There is a mainline railway station that connects into Norwich and further afield to both Cambridge and London. The A11 dual carriageway provides fast access into the city and also with good roads out of the county.





The Property

The cottage represents an ideal opportunity for the next owner/s to really 'make a house a home'. Whilst the property offers modest accommodation and would benefit from some updating, it offers an additional space you wouldn't necessarily expect, in the form of a part brick and glazed conservatory - somewhere to perhaps dine or enjoy a view of the garden. The first floor has a decent size bedroom and door through to a generous bathroom.

Outside

The garden has two main sections. There is a patio area which leads down to a range of outbuildings; the first of which provides useful storage space and benefits from a plumbing connection; a secondary store/tool shed and finally an outside W.C. A long strip of lawn extends down the garden with a shared path to the side. A gate at the bottom then opens onto a parking area, which allows parking for a couple of vehicles.

Agents note: As with many similar terraces, there is a pedestrian right of access running along the rear of the terraces. There is also a shared pathway leading down the rear gardens.

Agent notes

As with many similar terraces, there is a pedestrian right of access running along the rear of the terraces. A shared pathway leads down the rear gardens. The property has a vehicular right of access along Frogshall Lane and across No.9's land, leading to the parking spaces.

Services

Mains electricity, gas, water and drainage are connected to the property.

How to get there – What3words:

curly.fine.fewest

Viewing

Strictly by appointment with TW Gaze.

Tenure: Freehold

Council Tax Band: B

Ref: 2/19446/RM


Important Notice

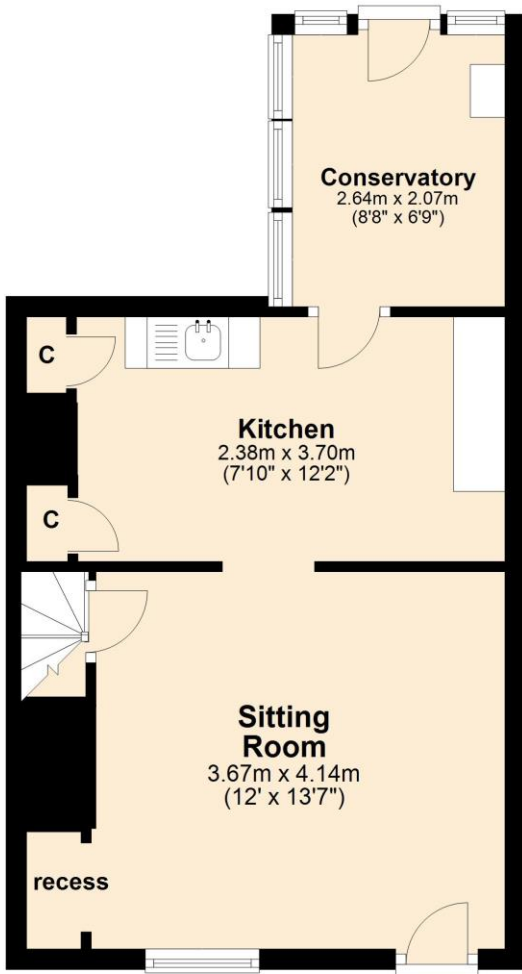
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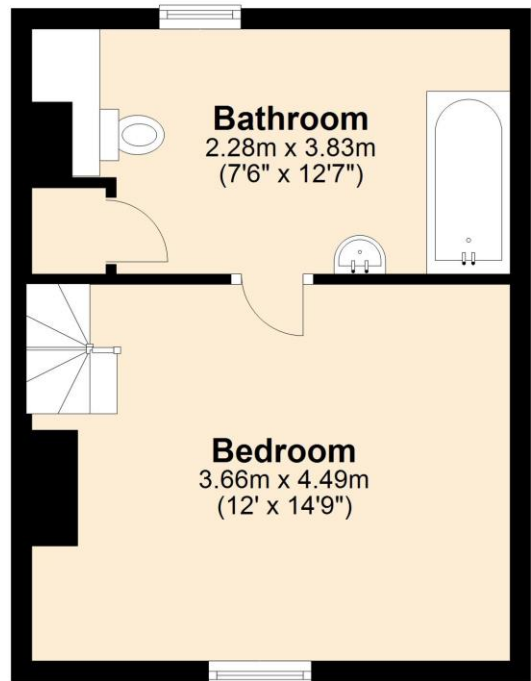
Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		91
(81-91) B		
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC 



Ground Floor

Approx. 32.9 sq. metres (353.8 sq. feet)



First Floor

Approx. 28.6 sq. metres (307.6 sq. feet)

Total area: approx. 61.4 sq. metres (661.4 sq. feet)

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