





Damgate Street,Wymondham NR18 0BH

william h brown

welcome to

Damgate Street, Wymondham

A characterful, grade II listed mid-terraced cottage in the heart of Wymondham with garden and views over the Abbey. Offering generous living space with it's multiple reception rooms and convenient town centre living.













Auctioneer's Comments
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Lounge/Diner
26' x 18' (7.92m x 5.49m)
An L-shaped lounge diner with an open, airy feel, featuring exposed wooden beams and a wood burner. Full of character, with stairs leading up to the bedrooms. A front-facing window offers a view of the road.

Kitchen
23' 3" x 9' (7.09m x 2.74m)
Side aspect window and dual aspect door leading to the side patio. It features worktops, creating a spacious and homely feel, with a classic gas stove adding to the countryside charm.

Utility Room
6' 26 x 6' 49 (1.83m 26 x 1.83m 49)
Space for white goods, including the boiler and velux window allowing natural light to brighten the space.

Bedroom One
11' 45 x 10' 2" (3.35m 45 x 3.10m)
Features a front facing window, a radiator and is a spacious double room. It includes built-in storage, exposed wooden beams, and brick chimney breast adding character to the space.

Bedroom Two
8' 75 x 10' (2.44m 75 x 3.05m)
Double bedroom with pocket lights and rear-facing window offering views of the Abby. Includes a radiator and built-in storage, combining comfort and charm.

Bedroom Three
9' 10" x 9' 8" (3.00m x 2.95m)
Located on the top floor, featuring a front-facing window and a double bed layout. The room features wooden beam ceiling, it's own stairs for access and radiator

Bathroom
5' 9" x 5' 57 (1.75m x 1.52m 57)
Centrally located in the house, features a three-piece suite, a fan extractor for ventilation, and exposed wooden beams.

Shower Room
6' x 6' 2" (1.83m x 1.88m)
Offering a practical and convenient space, located on the ground floor featuring a toilet, sink and shower

Extension
19' x 13' (5.79m x 3.96m)
Large window opening to lounge, featuring tiled flowing and exposed wooden beams. There are french doors on either side, providing direct access to the garden.

Garden
Well presented with a side gate for access and a shed for additional storage and outside tap, with abbey views south/west facing.

2nd Garden
Located off the kitchen extension, offers plenty of space for a coffee table and plants with outside tap.

Agents Note
Property is a flying freehold built over land which does not form part of the property

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- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Character features
- Stunning views

Tenure: Freehold EPC Rating: D
Council Tax Band: D

guide price

£325,000









Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
WYM109196 - 0005

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