



Guide Price £190,000

2 Bedroom Terraced House for sale  
48 Margaret Reeve Close, Wymondham





## Overview

Convenience is three-fold at this comfortable 2-bedroom terrace house set on a quiet cul-de-sac away from the hustle and bustle. Within easy reach of Wymondham Town Centre, accessible position, private off-street parking, and a non-overlooked garden are key benefits. Of course, this is not all that's noteworthy, so let's find out more...



## Key Features

- Chain Free
- 1990's 2-Bedroom Terrace House Set on a Quiet Cul-de-Sac
- Private Off-Street Parking with Direct Access to the Garden
- Immaculate Non-Overlooked Garden including Garden Shed with Electricity
- New Gas Boiler Recently Installed
- Good Storage Solutions on Both Floors
- Excellent Positioning for Town Centre, Supermarket and Bus Routes



Welcome to Margaret Reeve Close, Wymondham. This 1990's ensemble of properties is locally recognised to be in an excellent location for easy access to local amenities and transport links. Main bus routes are within a 5-minute walk, while the train station is no more than 20 minutes. Overall, whether it's a routine trip to the leisure centre, a grocery shop, or an evening meal out, walking is always an option.

The house comprises a comfortable lounge diner and storage to the front, and a bright kitchen-breakfast room overlooking the garden. Notable aspects include the recently replaced gas boiler and solid wood kitchen cupboards. The first floor offers two bedrooms and a bathroom with an electric shower over bath, plus an airing cupboard. The larger bedroom sits to the front of the house boasting twin windows and a built-in wardrobe.

The exterior of the property is well-presented with an enclosed front patio and a good-sized back patio and lawn complete with a recently installed garden shed. Fitted with electricity, this space offers options. The private off-street parking is conveniently located through a garden gateway.

There is nothing like viewing a prospective home in person. We are open 24/7 to receive your request and look forward to welcoming you.

What3Words: ///sideboard.curly.crossing



**Kitchen-Breakfast Room**

11' 1" x 8' 2" (3.40m x 2.50m)

Vinyl flooring, fitted base and wall-mounted units, tiled splashback, coving, integrated electric oven and gas hob, houses the gas boiler, multiple sockets and radiator.

**Lounge Diner**

15' 1" x 11' 1" (4.60m x 3.40m)

Fitted carpet, radiator, hard-wired ceiling lights, coving, built-in storage cupboard, thermostat, two radiators, multiple sockets and TV aerial.

**Bedroom One**

11' 1" x 11' 1" (3.40m x 3.40m)

Fitted carpet, twin windows, coving, wooden beading, radiator, multiple sockets, built-in storage and ceiling light.

**Bedroom Two**

11' 1" x 6' 2" (3.40m x 1.90m)

Fitted carpet, ceiling light, coving, radiator and multiple sockets.

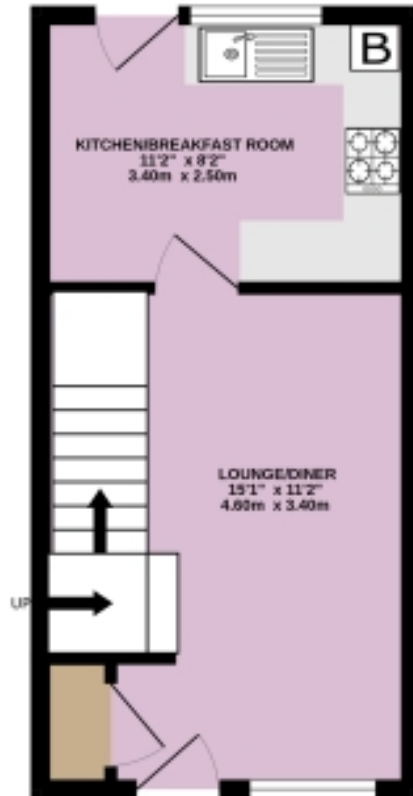
**Bathroom**

5' 10" x 5' 4" (1.80m x 1.65m)

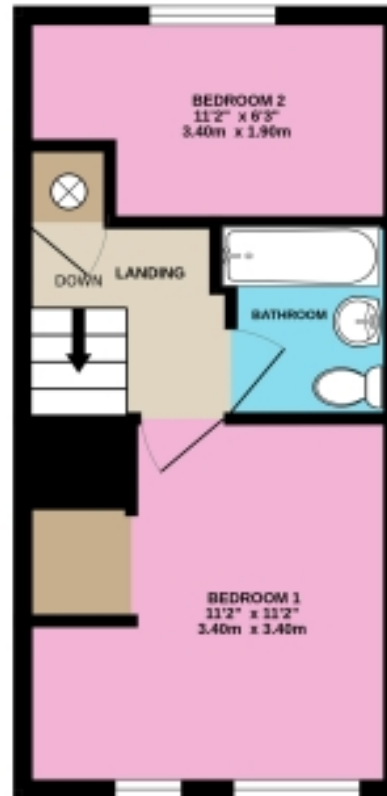
Hard wood flooring, bath with wood panelling and electric shower over, wash hand basin, toilet, floor-to-ceiling tiling and ceiling light,

# Floorplans

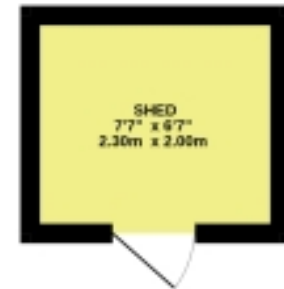
GROUND FLOOR  
259 sq.ft. (24.0 sq.m.) approx.



1ST FLOOR  
252 sq.ft. (23.4 sq.m.) approx.



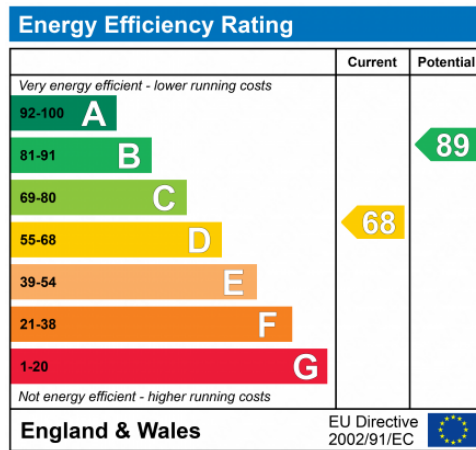
2ND FLOOR  
50 sq.ft. (4.6 sq.m.) approx.



## 2-BEDROOM TERRACED HOUSE

TOTAL FLOOR AREA : 560 sq.ft. (52.0 sq.m.) approx.

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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