



3 Perrings  
Wymondham  
Norfolk  
NR18 0JR

Asking Price: £249,950





- Detached Bungalow
- 3 Bedrooms
- Gas fired central heating
- Would benefit from updating
- Decent size rear garden
- Separate WC
- Garage with electric door
- Cul-de-sac position

### Location

The bungalow is located on Perrings, which is found on the edge of Wymondham, close to Tuttle Lane. Wymondham itself is an historic market town just 10 miles south of Norwich city centre. The town benefits from a variety of good schooling, both primary and secondary, with Wymondham college in particular boasting an 'outstanding' Ofsted rating. There are good supermarkets including Waitrose and numerous small businesses in the town. Transport buses link the surrounding towns and villages and the town's railway station also provides a direct line into Norwich, Ely and Cambridge, with London commutable in around 2 hours.





## The Property

The bungalow presents an ideal opportunity for the next owner to add their own taste to the decor and change the fittings, such as at the kitchen and bathroom. The property benefits from having a separate cloakroom and bright, L-shaped living/dining room.

## Outside

There are gardens to the front and rear which are laid to lawn. The rear garden is enclosed and has an array of shrubs and flowers to borders along with a paved patio area and lean-to greenhouse.

## Services

Mains electricity, water and drainage. Gas fired central heating.

## How to get there – What3words:

pass.spruced.cackling

## Viewing

Strictly by appointment with TW Gaze.

## Tenure: Freehold

## Council Tax Band: C

## Ref: 2/19456/RM

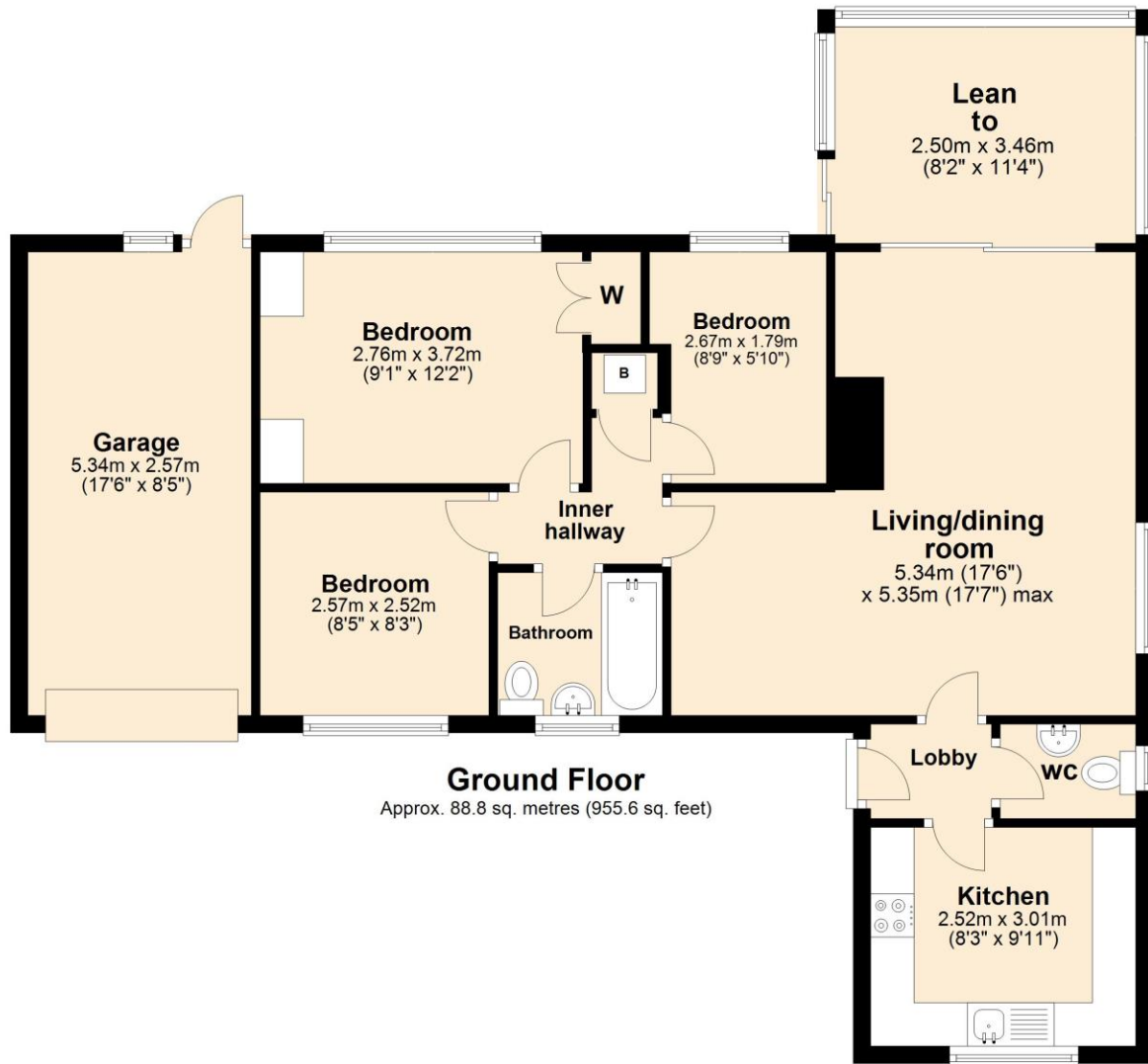
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# AWAITING EPC



**Ground Floor**  
Approx. 88.8 sq. metres (955.6 sq. feet)

Total area: approx. 88.8 sq. metres (955.6 sq. feet)

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