



1 Perrings  
Wymondham  
Norfolk  
NR18 0JR

Asking Price: £279,950







- Established detached bungalow
- 3 bedrooms
- Requires updating
- Gas central heating
- Single garage
- Driveway at front and rear
- Edge of Wymondham location
- No onward chain

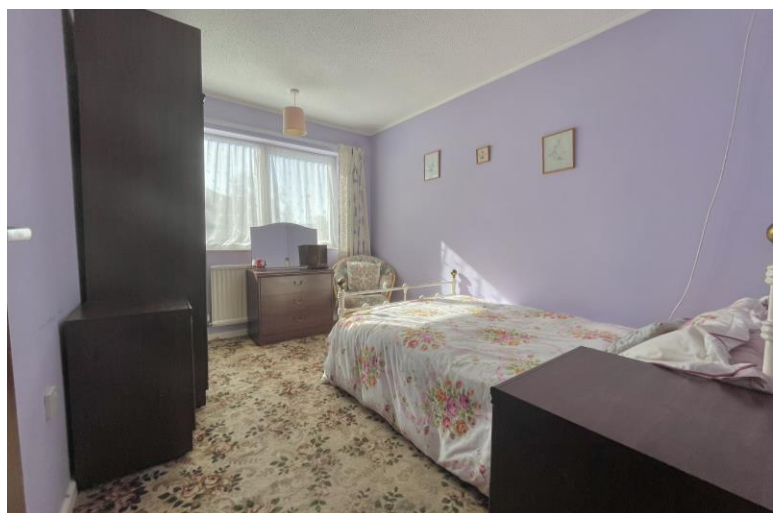


### Location

The bungalow is located on the corner of 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

This three-bedroom detached bungalow benefits from a spacious living room and conservatory. Respectfully, the decor is now tired and ideally requires updating, along with the fittings, such as the kitchen, cloakroom and bathroom. The overall size of the accommodation totals around 860 sq.ft (excluding garage).

## Outside

The frontage is laid mainly to shingle, with pretty Magnolia tree inset. A dropped kerb on the corner allows parking space for one vehicle, whilst a rear driveway provides additional parking space for a secondary vehicle. Secure access down the side of the bungalow leads to the enclosed rear garden which is laid mainly to lawn. The attached single garage has a pitched roof, power and lighting.

**Agent note:** An exchange of contracts is dependent on the grant of probate being issued. The application has been applied for.

## Services

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

## How to get there – What3words:

corkscrew.hillside.mailbox

## Viewing

Strictly by appointment with TW Gaze.

## Tenure: Freehold

## Council Tax Band: C

## Ref: 2/19461/RM

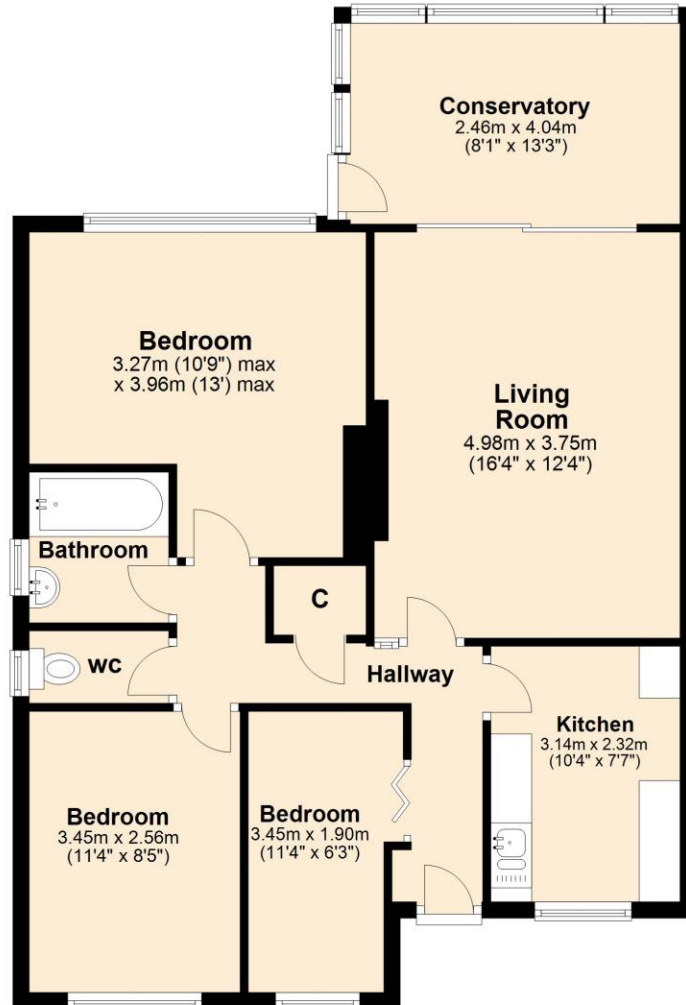
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# AWAITING EPC



### Ground Floor

Approx. 80.5 sq. metres (866.7 sq. feet)

Total area: approx. 80.5 sq. metres (866.7 sq. feet)

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