



**Wymondham, NR18**

**Offers in excess of £250,000**

Norfolk Property Online presents this spacious semi-detached bungalow. Located on a popular road within easy reach of Wymondham Town Centre and a variety of local amenities, this home is an ideal opportunity for any buyer looking to enjoy life on one level. Occupying a generous plot, with ample off road parking and generous timber garage with power and light, this home also offers a landscaped, private rear garden. The internal accommodation comprises of an inviting entrance hall, lounge with wood-burning stove, kitchen diner, conservatory, three bedrooms and a re-fitted shower room. Having been exceptionally well maintained by the current owners, this home demands an internal viewing to be appreciated.

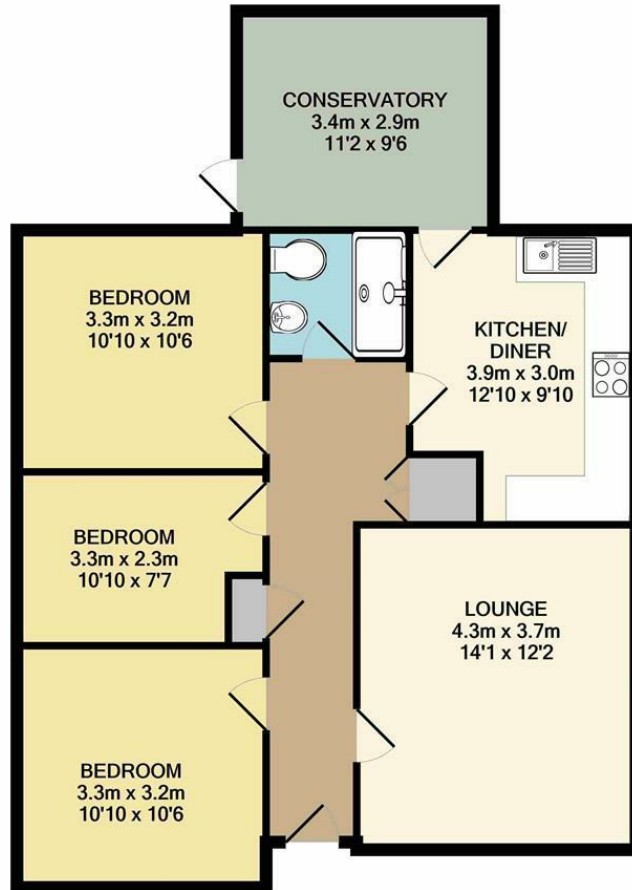
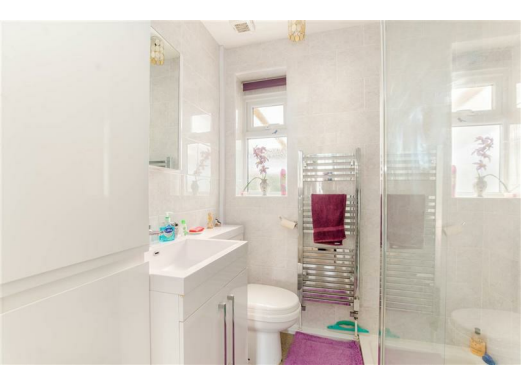


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TOTAL APPROX. FLOOR AREA 78.6 SQ.M. (846 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>66</b>	<b>72</b>
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>62</b>	<b>67</b>
England & Wales	
EU Directive 2002/91/EC	



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