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Offered with No Onward Chain south of Norwich on the outskirts of Wymondham is this well presented, modern mid terrace home features three bedrooms and spans over three floors. The ground floor offers an entrance hall leading to a spacious living room that seamlessly adjoins an open plan kitchen, along with a convenient cloakroom. The first floor comprises of two bedrooms and a bathroom off the landing. The entire second floor is dedicated to the principal bedroom, offering a private retreat. The property is equipped with double glazing and gas central heating throughout.

Outside, a brick paved driveway provides off road parking for two cars, and the fully enclosed rear garden includes both a patio and a lawn, perfect for outdoor enjoyment.

£250,000

## Property details

Canopy entrance porch with double glazed front door to:

### Entrance Hall

Staircase first floor, door to:

### Living Area Incorporating Kitchen

22'1" (6.73m) x 12'2" (3.71m)

Double glazed window to front, double glazed french doors to rear garden.

### Kitchen Area

Range of wall and base units with worktops over, inset sink and drainer with mixer taps over, space for washing machine and fridge/freezer, inset four ring gas hob with extractor hood over, electric oven and grill, cupboard housing gas boiler serves domestic hot water and central heating system.

### Cloakroom

Low level WC, hand wash basin, tiled splashbacks, extractor fan.

### First Floor Landing

Staircase to second floor, doors to Bedroom Two, Bedroom Three and Bathroom.

### Bedroom Two

12'0" (3.66m) x 7'0" (2.15m)

Double glazed window to rear.

### Bedroom Three

7'9" (2.36m) x 5'6" (1.68m) Plus Recess

Two double glazed windows to front.

### Bathroom

Panelled bath with mixer shower over, low level WC, hand wash basin, tiled splashbacks, extractor fan.

### Second Floor Landing

Walk in storage cupboard, door to:

### Bedroom One

20'0" (6.1m) x 9'1" (2.77m)

Double glazed velux windows to front and rear.

### Outside

To the front there is a brickweave driveway providing off road parking for two cars, courtesy lighting. To the rear there is a patio area,

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus) <b>A</b>			98
(81-91) <b>B</b>		85	
(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			
England & Wales		EU Directive 2002/91/EC	

Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify they are in working order and are fit for purpose. Furthermore our measurements are for an indication only and should not be taken as fact. Solicitors should confirm moveable items described in the sales particulars are, in fact, included in the sale, since circumstances do change during marketing or negotiations.

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