



£235,000
Asking Price

2 Bedrooms
2 Reception Rooms
1 Bathrooms

Edwin Close, Wymondham, Norfolk



The Dussindale Centre, Pound Lane, Thorpe St Andrew, Norwich, NR7 0SR
01603 432000

This mid terrace two bedroom house positioned in an extremely popular location has been extended to the rear and boasts parking for four vehicles as well as lawned gardens, gas central heating, double glazing and a neutral decor throughout with recently installed bathroom and modern kitchen this is one to view.

Front entrance door to entrance hall

With stairs to 1st floor, under stairs storage area and storage cupboard with Doors to:-

Lounge

Are well portioned and bright room with large picture window to the front, one wall in timber panelling.

Kitchen

The kitchen a selection of dove grey shaker units with complementing splashbacks. There is an electric cooker plumbing for washing machine and space for slimline dishwasher. The kitchen extending through to a large dining area with ample space for a six seater table with views to the side and rear overlooking the gardens through sliding patio doors. Adjacent to which is an area ideal for a small sofa with further space for fridge freezer and tumble dryer a versatile space indeed.

Stairs, first floor
Landing

Bathroom

A recently installed white suite comprising panel bath, wash basin and WC with partial timber panelling, tile splashback and screen shower door with rain shower and attachment above, high-level window to the rear.

Bedroom

The main bedroom a considerable double with fitted cupboard and picture window to the front flooding this space with light.

Bedroom

Good size double bedroom with views looking the rear gardens.

Outside

To the front of the property is a driveway which offers parking for up to 4 vehicles whilst the rear garden is laid to lawn with patio and brick shed, enclosed by timber fencing with Rear service gate.



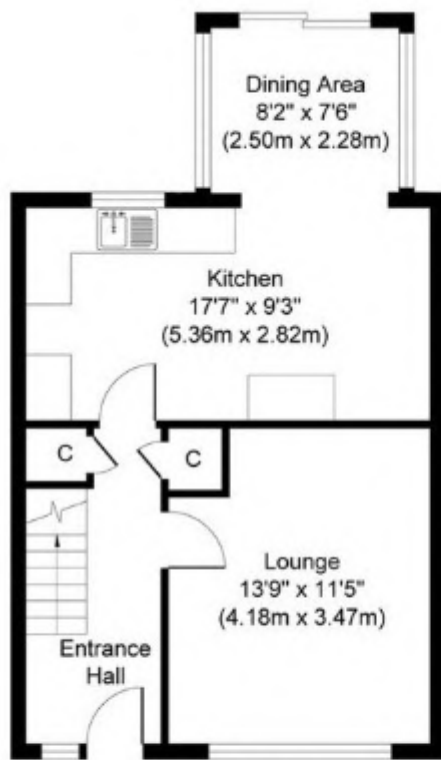
EPC Rating:
C

Council Tax:
Band B

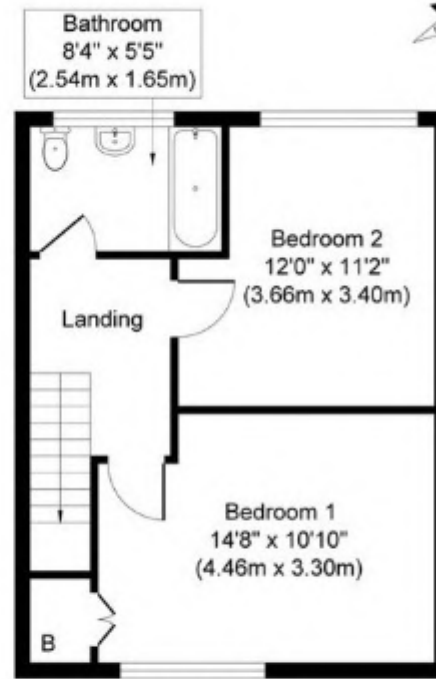
Local Authority:
South Norfolk District Council

Tenure:
Freehold





Ground Floor
Approximate Floor Area
474 sq. ft
(44.00 sq. m)



First Floor
Approximate Floor Area
410 sq. ft
(38.05 sq. m)

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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		86
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

IMPORTANT:

we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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