

Ben Allman  
Estate & Letting Agents



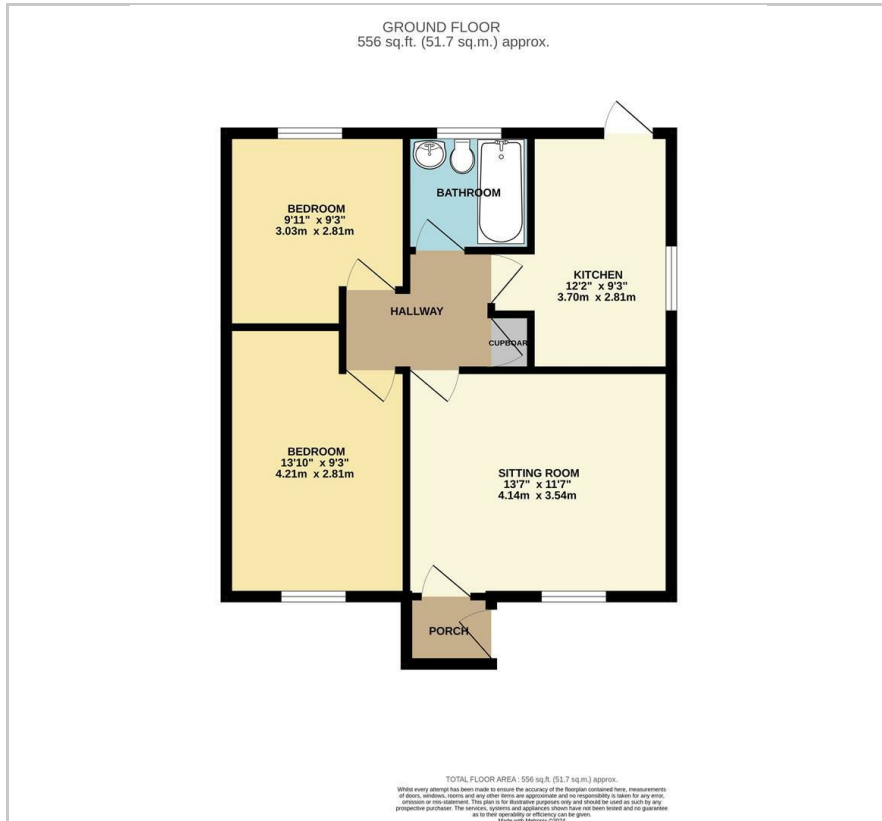
12 Talbot Close

, Wymondham, NR18 0TH

Offers in excess of £230,000



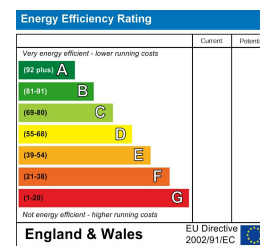
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Ben Allman Estate Agents Office on 01603 555577 if you wish to arrange a viewing appointment for this property or require further information.

- Refurbished By Current Owners
- Corner Plot
- New Boiler Installed
- New Electrics Installed
- New Kitchen And Bathroom
- New Windows And Doors
- Cul-De-Sac Location
- Off-Road Parking
- Close To Town Centre
- EPC D (59)

A no-expense-spared renovation of this 2 bedroom semi-detached bungalow by the current owners, which sits on a generous plot, offers off-road parking, and is located within a short walk from the town centre. Situated to the rear of this quiet cul-de-sac, the property has undergone a complete transformation over the past 3 years, with new windows and doors throughout, a new boiler, new electrics, new kitchen and bathroom, along with flooring throughout and upgraded décor.

The property benefits from a porch entrance, 2 generous bedrooms and gardens to front and rear.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.