



Rustens Manor Road, Wymondham NR18 0NE

welcome to

Rustens Manor Road, Wymondham

A well-proportioned two double bedroom bungalow situated in a popular area of Wymondham. The property offers comfortable accomodation, a generous rear garden and added benefit of a garage, providing excellent storage. Ideally located for access to Wymondham's local amenities, shops and transport.

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Lounge

14' 1" x 13' 3" (4.29m x 4.04m)

A carpetted room, featuring a fireplace and rear aspect sliding doors leading to the conservatory

Kitchen/Dining

15' 1" x 12' 5" (4.60m x 3.78m)

Ample fitted wall and base units with space for appliances and room for dining. Featuring lino flooring, dual aspect windows and doors leading into the garden

Conservatory

10' 11" x 9' 7" (3.33m x 2.92m)

An additonal space for relaxing and enjoying views of the garden with sliding door providing access to the lounge and rear garden

Bedroom One

13' 4" x 10' 8" (4.06m x 3.25m)

A double bedroom with carpetted floor, front aspect window and plenty of space for furnishings

Bedroom Two

9' 7" x 9' 1" (2.92m x 2.77m)

A double bedroom with carpetted floor and side aspect window

Shower Room

A large shower room with corner shower unit, wash basin and toilet. Featuring a side aspect opaque

window, tiled flooring and half tiled walls and space for additional storage

Garage

19' x 19' 10" (5.79m x 6.05m)

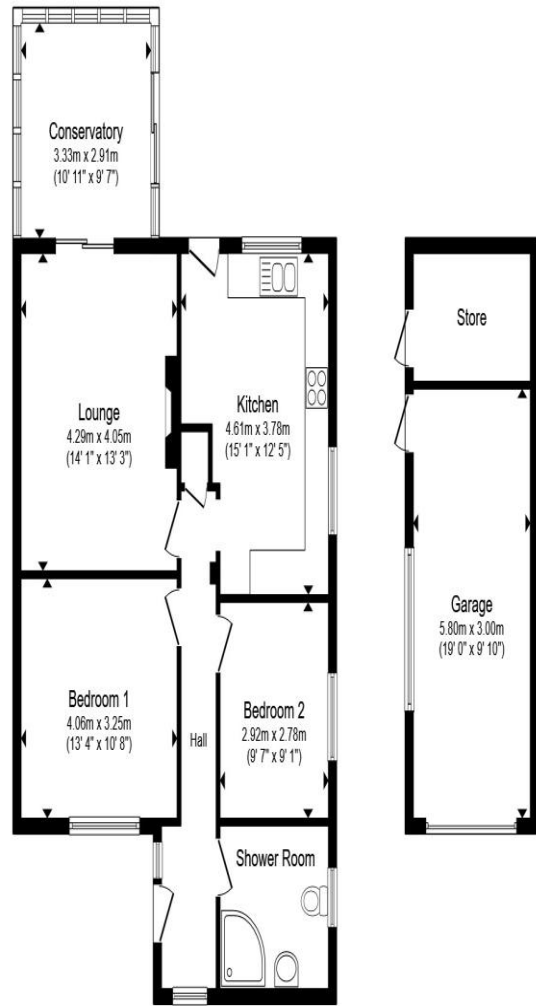
A large single garage with up and over front acces, side aspect window and door access from the garden. Additional store at the rear also accissible via the rear garden

Front

The front of the property features low maintenance paved and shingles areas with planted boarder and driveway down the side leading to the garage

Rear Garden

A well maintained lawned area, with established borders along the fenceline and paths leading from the house to the driveway and garage/store



Floor Plan

Outbuilding

Total floor area 98.0 m² (1,055 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



welcome to

**Rustens Manor Road,
Wymondham**

- Two Bedroom Semi-Detached Bungalow
- Large Garage/Outbuilding to provide plenty of storage
- Generous rear garden perfect for relaxing
- Panaramic conservatory to enjoy views of the garden
- Well proportioned double bedrooms and living space

Tenure: Freehold EPC Rating: E

Council Tax Band: B

£260,000



view this property online williamhbrown.co.uk/Property/WYM109231



Property Ref:
WYM109231 - 0005

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