



19 Dussindale  
Wymondham  
NR18 0TA

Guide price : £315,000





- No Chain
- Quiet corner plot
- Conveniently located for the bus stop and amenities
- Garage
- Double glazing and gas central heating
- Large lounge and separate dining room
- Updating required
- Three bedrooms

### Location

Dussindale is located close to local amenities and on a good bus route. Wymondham itself is a historic market town just 10 miles south of Norwich city centre. The town benefits from a variety of good schooling, both primary and secondary, with Wymondham college in particular, boasting an 'outstanding' Ofsted rating. There are good supermarkets including Waitrose and numerous small businesses in the town. Transport buses link the surrounding towns and villages and the town's railway station also provides a direct line into Norwich, Ely and Cambridge, with London commutable in around 2 hours.





**The Property**

The Bungalow is set on a generous corner plot in a quiet close. Offered with no chain with some updating required. This is an opportunity to really make the bungalow into a perfect home. The bungalow flows well with a large lounge leading into a dining area with access to the kitchen and conservatory. There are three good sized bedrooms and a family bathroom which could be re modelled to offer a bathroom/ shower room or wet room.

**Outside**

The bungalow can be found at the end of the driveway which leads to a brick-built garage, with secure gated entry to front, side and rear. Being located on a corner plot, the bungalow benefits from a slightly bigger than expected garden currently laid out with lawn and mature shrub boards. The garden is private with no immediate neighbours to the rear.

**Services**

Mains electricity, gas, water and drainage are connected to the property. A gas central heating boiler provides the domestic hot water and heating.

**How to get there – What3words:**

///chosen.poppy.update

**Viewing**


Strictly by appointment with TW Gaze.

**Tenure:**

Freehold

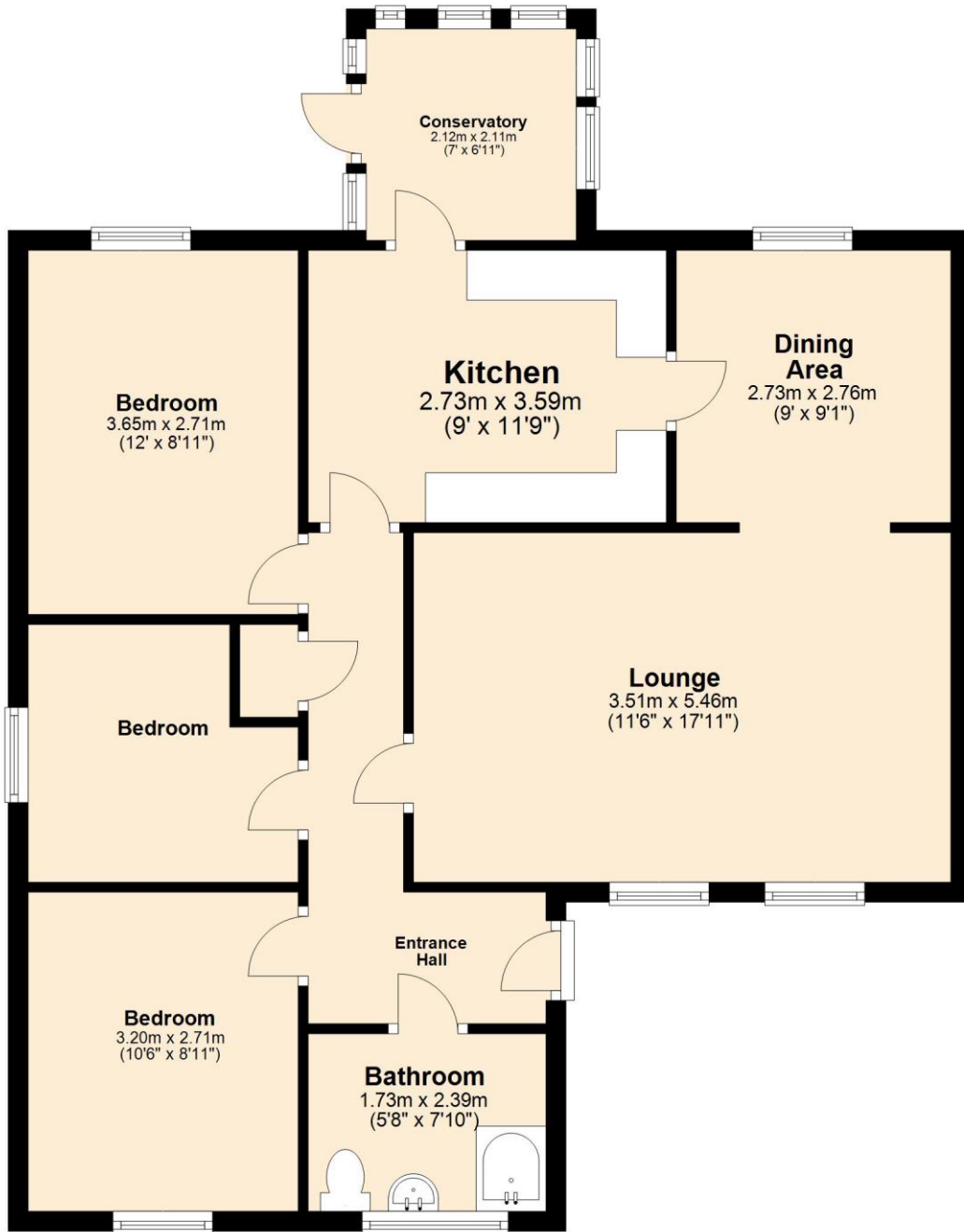
**Council Tax Band: C**

**Ref: 2/19519/LK**

| Energy Efficiency Rating                    |                                                                                                               |           |
|---------------------------------------------|---------------------------------------------------------------------------------------------------------------|-----------|
|                                             | Current                                                                                                       | Potential |
| Very energy efficient – lower running costs |                                                                                                               |           |
| (92 plus) <b>A</b>                          |                                                                                                               |           |
| (81-91) <b>B</b>                            |                                                                                                               | 85        |
| (69-80) <b>C</b>                            |                                                                                                               |           |
| (55-68) <b>D</b>                            | 65                                                                                                            |           |
| (39-54) <b>E</b>                            |                                                                                                               |           |
| (21-38) <b>F</b>                            |                                                                                                               |           |
| (1-20) <b>G</b>                             |                                                                                                               |           |
| Not energy efficient – higher running costs |                                                                                                               |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC  |           |

## Ground Floor

Approx. 87.7 sq. metres (944.1 sq. feet)



Total area: approx. 87.7 sq. metres (944.1 sq. feet)

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