



Brecklands

Mundford, IP26

Price £260,000



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Description

Offered to the market with no onward chain is this established, detached bungalow found in the sought after Norfolk village of Mundford.

The bungalow sits on a generous plot with lawned gardens to both the front and rear, as well as a timber garage and adjacent concrete driveway. The spacious plot offers exciting potential to extend, subject to the usual permissions.

The internal accommodation is accessed via a welcoming entrance hall where a ceiling hatch can be found, offering access in to the loft space. The lounge and bedroom are found at the front of the home, and could easily be swapped if preferred. The second bedroom is found to the rear and boasts a built in wardrobe. The kitchen is also found at the rear and includes a range of fitted wall and base units with worktop over. The kitchen opens to the conservatory, which is of brick and UPVC construction, and opens to the rear garden. The shower room completes the accommodation, comprising a shower cubicle, W.C, wash hand basin and a heated towel rail.

The property has sealed unit UPVC windows throughout, and a gas fired central heating system.

Bursting with potential, an internal viewing comes highly recommended, and is available now via Molyneux Estate Agents of Brandon.

Measurements

Entrance Hall

Lounge - 14' 5" x 9' 10"

Kitchen - 13' x 9' 6" max

Conservatory - 12' x 8' 3"

Bedroom 1 - 13' 1" x 11' 5"

Bedroom 2 - 11' max x 11'

Shower Room - 7' 3" x 5' 4"

Council Tax band - B

Molyneux Estate Agents has not tested any fixtures and fittings, services or appliances in this property and cannot guarantee that they are in working order.

Whilst we intend to make our particulars as accurate as possible, measurements and statements are provided as a general guidance, they are not factual and should not be relied upon.

Before ordering any carpets or built in furniture please contact the agent to verify any specific measurements.

Floor plans are not to scale. They are provided for indication purposes and their accuracy should not be relied upon.

Items shown in photographs are not included unless they are detailed within the sales particulars. They may be available by separate negotiation. Please contact the agent with regards to this.

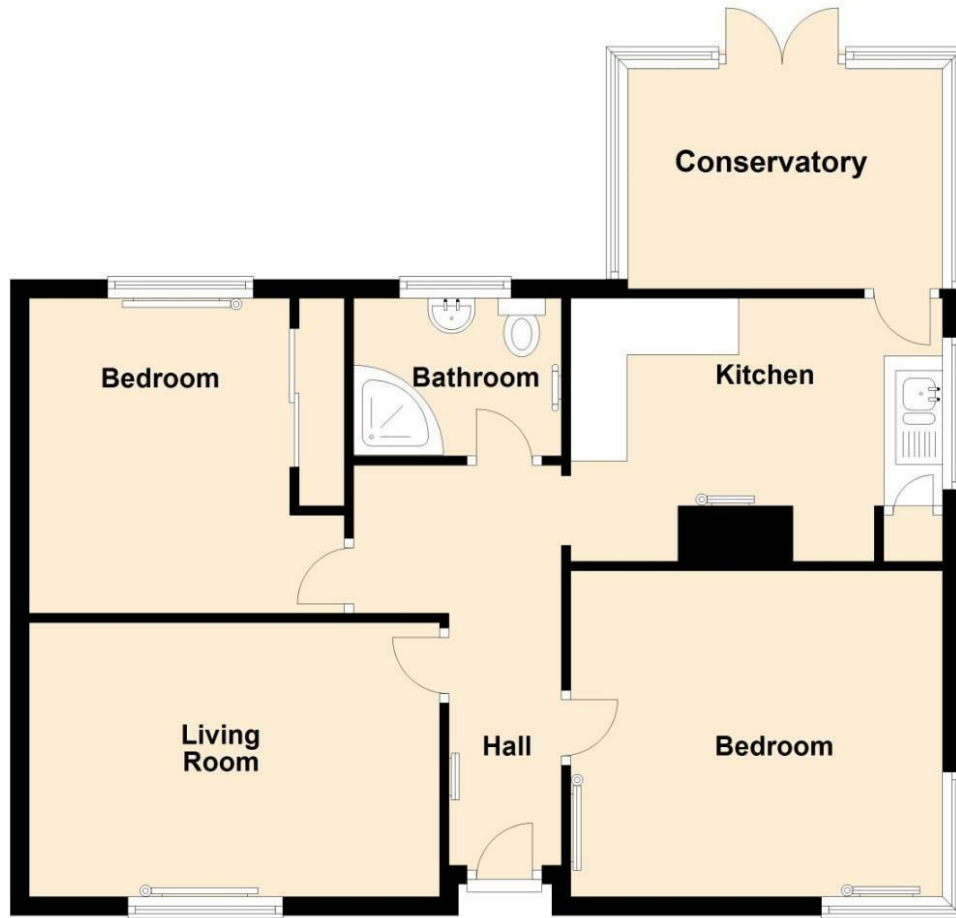
The Buyer is advised to obtain verification of the tenure from their Solicitor. The agent has not reviewed the title documents for this property.

Tel: 01842 818282



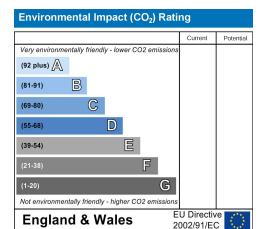
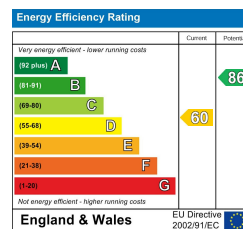


Ground Floor



Viewing

Please contact our Brandon Office on 01842 818282 if you wish to arrange a viewing appointment for this property or require further information.



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.

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