



# White Road

, IP26

Price £120,000

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, Methwold, IP26

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## Description

Molyneux Estate Agents are excited to offer this unique detached cottage found in a non-estate position. The property is located in the Norfolk village of Methwold, found between the towns of Brandon and Downham Market.

The cottage would make an ideal holiday let, or second home, perfect for anyone looking to escape to the quiet countryside. The property is well presented and is offered with no onward chain!

The accommodation is found over two floors, with the ground-floor comprising the lounge, kitchen, plus a utility area and shower room. The lounge has a feature fireplace housing a multi-fuel burner, whilst the kitchen includes a Range cooker and Butler sink.

The utility room provides space for further appliances, and opens to the ground-floor shower room, with shower, W.C and wash hand basin.

Upstairs the landing enjoys built in storage cupboards, as well as opening to the two bedrooms. The largest bedroom is found to the front of the home and boasts a built in wardrobe 'over the stairs', with the second bedroom found to the rear, with a Velux to the rear aspect.

Adjoined to the property is a good size lean to/ outbuilding, ideal for external storage, a bike shed or even a workshop.

An internal viewing comes highly recommended and is available now! Contact Molyneux Estate Agents of Brandon to arrange.

## Measurements

Lounge - 16' 7" max x 12' 9"

Kitchen - 12' x 7' 3"

Utility - 7' 7" x 5' 6"

Shower Room - 8' 2" max x 3' 4"

Stairs to first floor landing

Bedroom 1 - 13' 11" max x 7' 11"

Bedroom 2 - 10' 7" x 4' 7"

Council Tax band - A

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







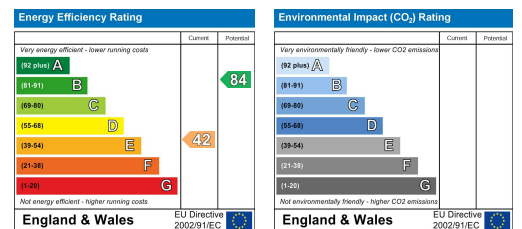
**Ground Floor**

**First Floor**

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

## 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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