



# Fengate Drove

Weeting, IP27

Price £142,500

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## Description

A unique opportunity to buy this modern home on a shared ownership basis!

The property has a welcoming entrance hall with stairs to the first floor, plus an internal door leading to the lounge. The spacious lounge flows through to the kitchen/ diner, which has a range of wall and base units, as well as a built in oven, ceramic hob with fitted extractor over, integrated fridge/ freezer, space and plumbing for a washing machine plus a recently installed stainless steel sink and drainer.

Completing the ground floor accommodation is a useful downstairs W.C plus a small rear hall with door to the back garden.

Once upstairs there are two double bedrooms, the bedroom at the rear of the house has an en-suite with shower cubicle, W.C, and wash hand basin. The rear bedroom also has a built in single wardrobe. The front bedroom has two windows to the front aspect plus a built in cupboard over the stairs.

The family bathroom is located between the two bedrooms and comprises panelled bath with shower over, plus W.C and wash hand basin.

The property has an efficient air source heating system with radiators found in each room.

Externally there is a driveway to front providing off road parking, whilst the attractive rear garden is fully enclosed by fence, and includes a patio area, with the remainder laid to lawn. There is a rear gate leading behind the neighbouring properties allowing rear access.

## Measurements

Entrance Hall

Lounge - 16' 4" x 11'

Kitchen/ Diner - 14' 5" x 10'

Cloakroom

Stairs to first floor landing

Bedroom - 10' 11" x 10' 9"

En- Suite

Bedroom - 14' 6" max x 9' 5" max

Bathroom - 7' 1" x 6' 10"

## Agents Note

Leasehold

Share available - 75%

Years remaining on Lease: 118 years

Full market value: £190,000

Rent on remaining share - £208.04pcm (which includes buildings insurance, grounds maintenance/ landscaping, homeowner management charge and communal refuse disposal)

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.

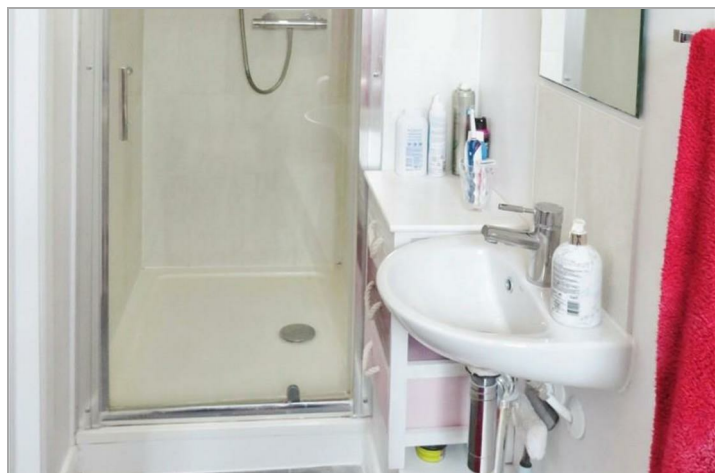
Tel: 01842 818282

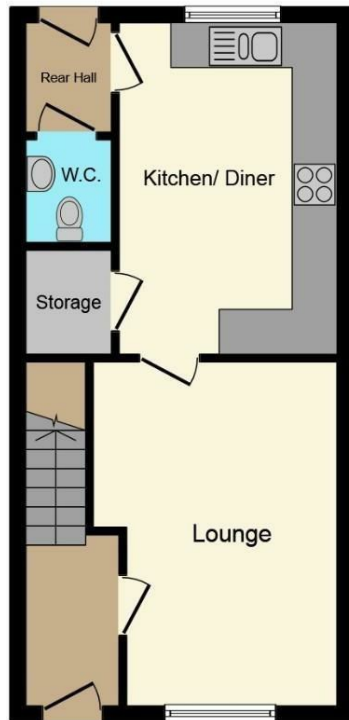
Before ordering any carpets or built in furniture please contact the agent to verify any specific measurements.

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

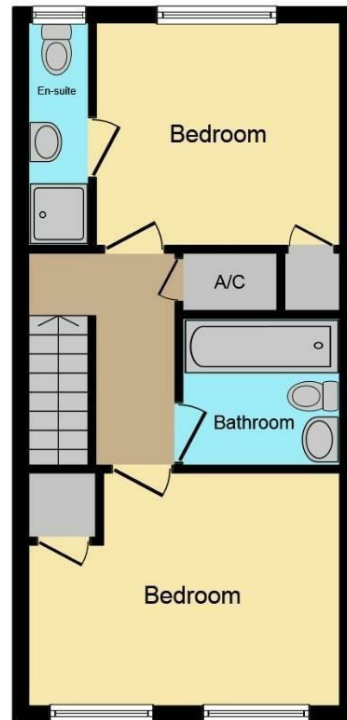
Items shown in photographs are not included unless they are detailed within the sales particulars. They may be available by separate negotiation. Please contact the agent with regards to this.

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





**Ground Floor**

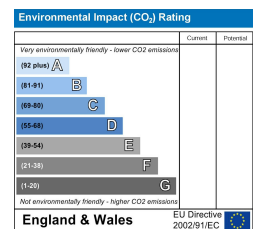
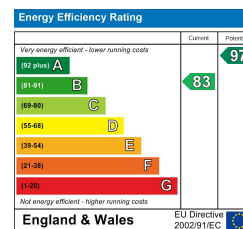


**First Floor**

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

## 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.

49A HIGH STREET, BRANDON, SUFFOLK, IP27 0AQ

TEL: 01842 818282 EMAIL: INFO@MOLYNEUXESTATEAGENTS.CO.UK WWW.MOLYNEUXESTATEAGENTS.CO.UK