



Peppers Close

, IP27

Price £190,000

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, Weeting, IP27

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Description

Molyneux Estate Agents are excited to offer this attractive detached bungalow with NO ONWARD CHAIN.

The property is located in the sought after village of Weeting, found on the Suffolk and Norfolk border. The bungalow is well situated on the edge of the village, and enjoys open field views to the front aspect.

The accommodation is accessed via a welcoming entrance hall, with doors opening to the lounge, kitchen/ diner, two bedrooms and family bathroom. The kitchen/ diner in turns opens to an added lean-to/ utility to the rear.

The lounge and master bedroom are both found at the front of the home, with windows to the front aspect looking out to the open fields opposite. The kitchen/ diner includes a range of fitted wall and base units with worktop over. There is an inset stainless steel sink and drainer, space for a cooker with extractor fitted above, plus space for further appliances. The bathroom comprises a panelled bath with shower fitted above, plus W.C, wash hand basin and a window to the rear.

The front garden is laid to lawn, whilst an adjacent driveway provides ample off street parking. There is a sectional garage, plus gates on both sides of the bungalow leading to the rear garden. The garden is enclosed and low maintenance, laid predominantly to patio, whilst also including a timber garden shed.

Bursting with potential, an internal viewing comes highly recommended, contact Molyneux Estate Agents to arrange.

Measurements

Entrance Hall

Lounge - 15' 11" x 10' 11"

Kitchen/ Diner - 15' x 9'

Lean-To - 12' 2" x 6' 8"

Bedroom 1 - 13' 3" x 10' 2"

Bedroom 2 - 8' 6" x 8' 5"

Bathroom - 6' 1" x 5' 5"

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.

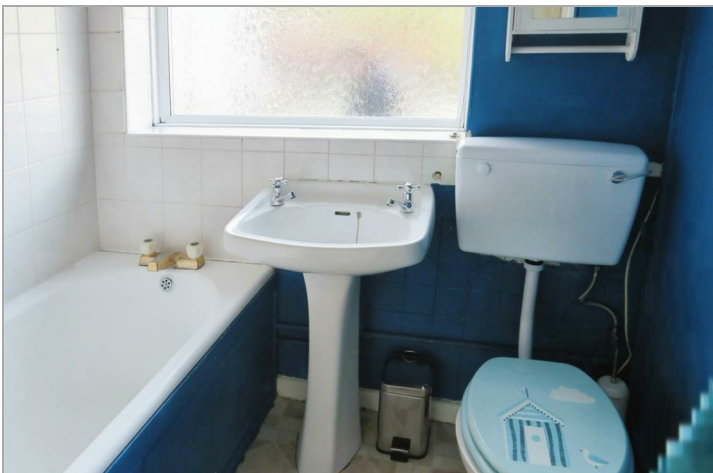
Whilst we intend to make our particulars as accurate as possible, measurements and statements are provided as a general guidance, they are not factual and should not be relied upon. Before ordering any carpets or built in furniture please contact the agent to verify any specific measurements.

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(92 plus)	B		84
(81-91)	C		
(69-80)	D		
(55-68)	E		53
(39-54)	F		
(21-38)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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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