



## Hythe Road

Methwold, IP26

Price £190,000



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## Description

Found on Hythe Road in the charming village of Methwold, this mid-terraced home offers a perfect blend of comfort and practicality. With three well-proportioned bedrooms located on the upper floor, this residence is ideal for families or those seeking extra space. The bathroom is conveniently situated upstairs, ensuring ease of access for all.

On the ground floor, you will find a spacious kitchen and dining area, perfect for entertaining guests or enjoying family meals. The lounge provides a welcoming space to relax, while a useful cloakroom adds to the convenience of daily living. The property is enhanced by sealed unit UPVC windows and external doors, ensuring energy efficiency and security.

A feature of this home is the generous rear garden, predominantly laid to lawn, offering a wonderful outdoor space for children to play or for gardening enthusiasts to cultivate their green fingers. There is also vehicular access available to the rear.

With no onward chain, this property presents a seamless opportunity for prospective buyers to move in without delay. This home on Hythe Road is a fantastic choice, combining spacious living with the charm of village life. Don't miss the chance to make this lovely house your new home.

## Measurements

Entrance Hall

Cloakroom

Lounge - 14' 4" plus recess x 13' 6"

Diner - 12' 4" x 8' 9"

Kitchen - 12' 2" x 7' 9"

Utility - 6' 11" x 6' 7"

Stairs to first floor landing

Bedroom 1 - 12' 10" max x 10' 8" max

Bedroom 2 - 12' 5" x 8' 9"

Bedroom 3 - 8' 10" x 7' 10"

Bathroom

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

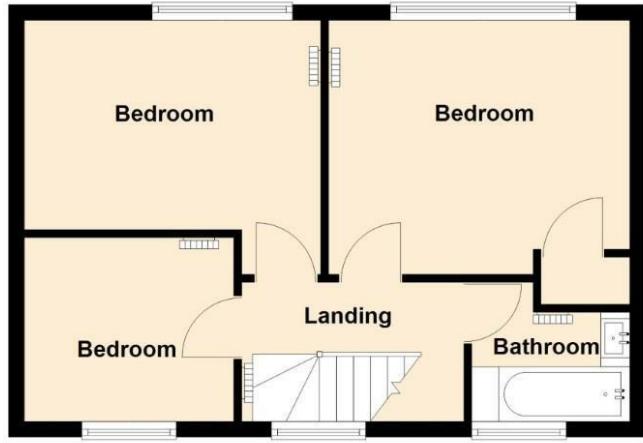




### Ground Floor



### First Floor



### 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	Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions	
(F) plus	A			(A) plus	A
(G-91)	B			(B-91)	B
(69-80)	C			(C-80)	C
(55-68)	D	62	72	(D-68)	D
(39-54)	E			(E-54)	E
(21-38)	F			(F-38)	F
(1-20)	G			(G-20)	G
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC				EU Directive 2002/91/EC	
England & Wales				England & Wales	

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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