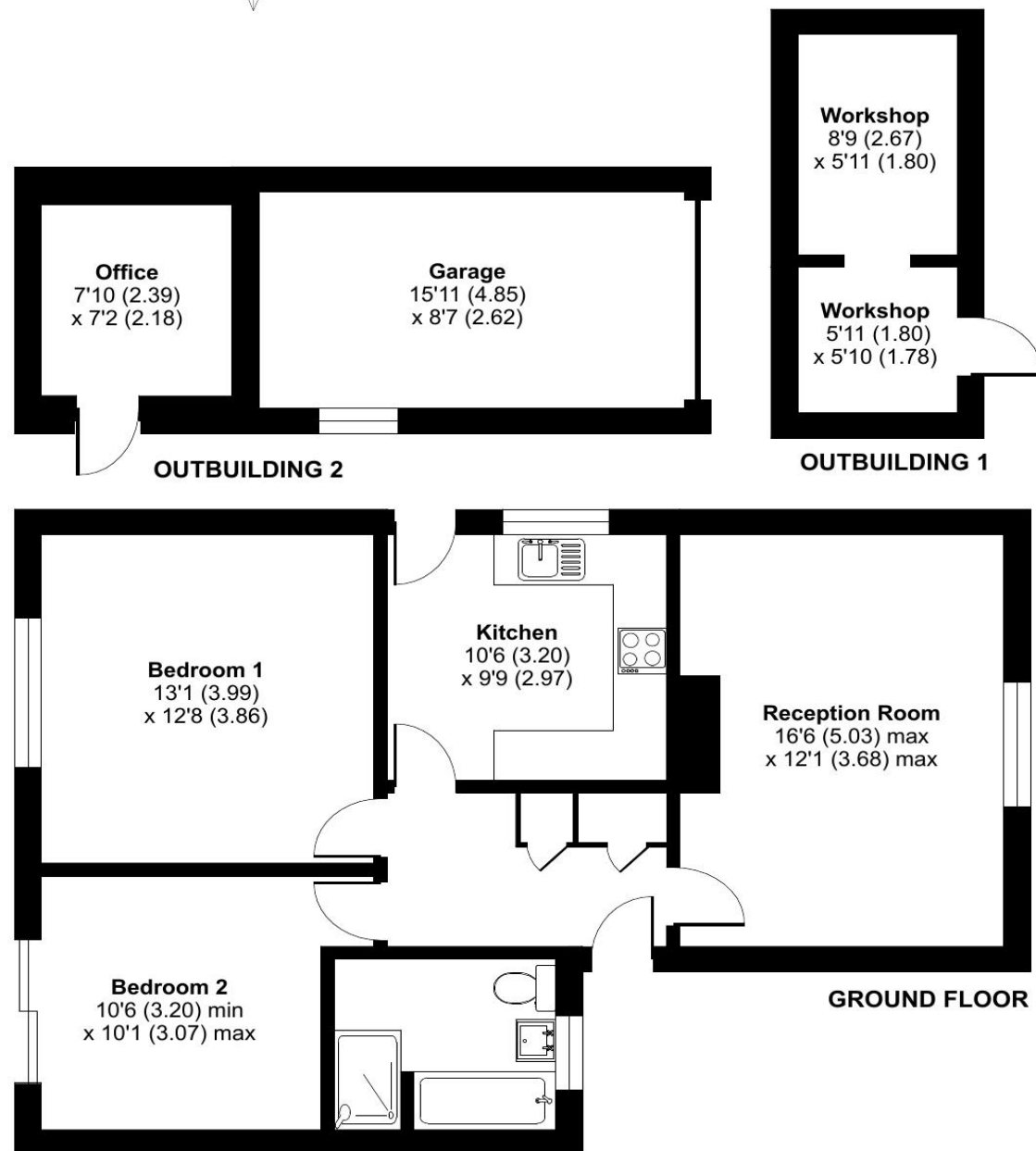


Angerstein Close, Weeting, Brandon, IP27

Approximate Area = 738 sq ft / 68.5 sq m
Garage = 138 sq ft / 12.8 sq m
Outbuilding = 145 sq ft / 13.4 sq m
Total = 1021 sq ft / 94.8 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Longsons. REF: 1190306



Angerstein Close, Weeting, Brandon, IP27 0RL

Very well presented, detached two bedroom bungalow situated in the popular village of Weeting. This fantastic property offers garage with office/studio space to the rear, four piece bathroom suite, garden workshop, well presented gardens, parking & UPVC double glazing

Guide Price £250,000 to £260,000 Freehold



Rear Garden

Very well presented enclosed rear garden, laid to lawn, paved patio seating area, garden pond with water feature, shrubs, plants and flowers to beds, wooden workshop with electric power and light, gated access either side to front.

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.

- Very Well Presented
- Detached Bungalow
- Two Bedrooms
- Energy Efficiency Rating F32
- Garage
- Well Presented Gardens
- Garden Office and Workshop
- Four Piece Bathroom Suite

Situated in the popular village of Weeting, Longsons are delighted to bring to the market, this fantastic very well presented, detached two bedroom bungalow. This superb property offers four piece bathroom suite, garage with office/studio space to the rear, garden workshop, parking for several vehicles and UPVC double glazing.

Viewing highly recommended.

Briefly, the property offers entrance hall, lounge, kitchen, two bedrooms, bathroom, garage with office space to the rear, parking for several vehicles, gardens, electric heating and UPVC double glazing.

WEETING

Weeting has a good range of local amenities, including a pub, shop, petrol station and Weeting Castle which offers lovely scenic walks. The market town of Brandon is just a short commute away where you will find further amenities, such as further independent shops, supermarkets and a main train line with direct links to Cambridge and Norwich.

Entrance Hall

Composite entrance door to front, built-in storage cupboard, built-in cupboard housing hot water cylinder, loft access.

Lounge

16'6" (5.03m) x 12'1" (3.68m)

UPVC double glazed window to front, feature fireplace with inset slid fuel stove, wall mounted electric heater.

Kitchen

10'6" (3.2m) x 9'9" (2.97m)

Fitted kitchen units to wall and floor, work surface over, stainless steel sink unit with mixer tap and drainer, integrated electric oven, integrated ceramic hob with extractor hood over, space and plumbing for washing machine, space for tumble dryer, space for tall upright fridge/freezer, tiled splashback, UPVC double glazed entrance door opening to side, UPVC double glazed window to side.

Bedroom 1

13'1" (3.99m) x 12'8" (3.86m)

UPVC double glazed window to rear, wall mounted electric radiator.

Bedroom 2

10'6" (3.2m) x 10'1" (3.07m)

Double glazed patio door opening to rear garden, wall mounted electric heater.

Bathroom

Four piece bathroom suite comprising walk-in double shower cubicle, bath, wash basin, WC, fully tiled walls, obscure glass UPVC double glazed window to front, electric towel radiator.

Garage

15'11" (4.85m) x 8'7" (2.62m)

Longer than average garage with partition wall to creating garden office/studio space, window to side, main up and over door to front, electric light and power.

Outside Front

Well presented front garden laid to block paving with shrubs and flowers to raised beds, outside light, driveway providing off road parking for several vehicles, gated access either side to rear garden.

