



# Methwold Road

Northwold, IP26

Price £280,000

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## Description

Positioned on Methwold Road in the charming village of Northwold, this delightful detached house presents an excellent opportunity for families seeking a well-appointed home. The property boasts two reception rooms, providing ample space for relaxation and entertaining. With three comfortable bedrooms, it is ideal for family living.

The house includes a well-fitted kitchen and a convenient ground floor shower room with a further family bathroom to the first floor, catering to the needs of a busy household. The thoughtful design and presentation of the home create a welcoming atmosphere, making it easy to envision your family thriving here.

Outside, the property offers parking for up to three vehicles, a valuable asset in today's market. The lovely outdoor space is predominantly to the front and side. Situated in a non-estate position, this home enjoys a sense of privacy while still being part of a friendly community.

This well-presented family home is a rare find, combining comfort, convenience, and a picturesque setting. It is perfect for those looking to settle in a peaceful village while still having access to local amenities. Don't miss the chance to make this wonderful property your new home.

## Measurements

Entrance Hall.

Lounge - 14'10" x 11'9"

Kitchen - 11'10" x 11'6"

Dining Room - 14'7" max x 12'8" max

Ground Floor Shower Room

Bedroom 1 - 14'8" x 12'7"

Bedroom 2 - 12'0" x 8'5"

Bedroom 3 - 11'9" x 8'8"

Bathroom - 8'5" x 5'9"

## Agents Note

Council Tax band - B

Septic Tank Drainage

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.

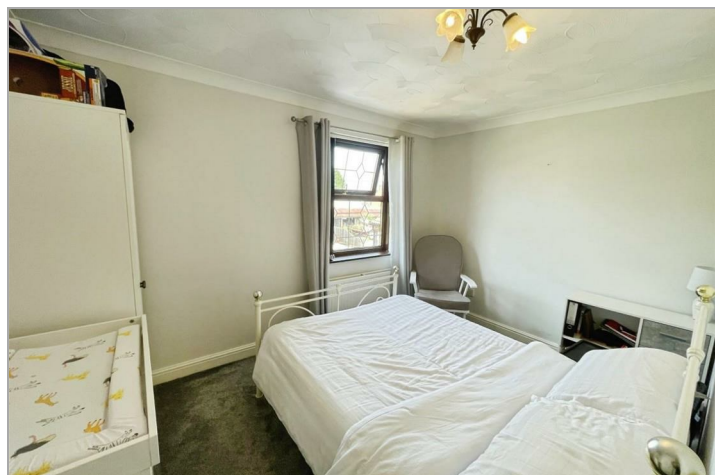
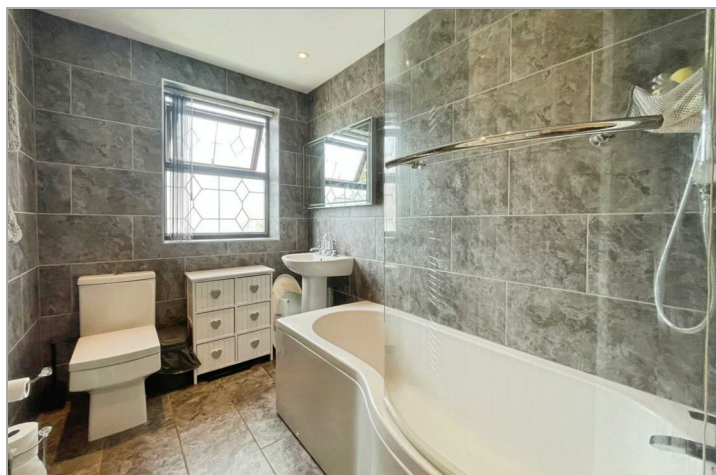
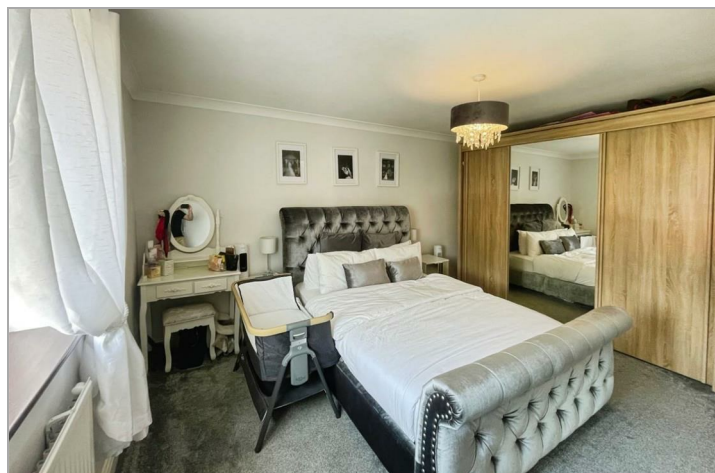
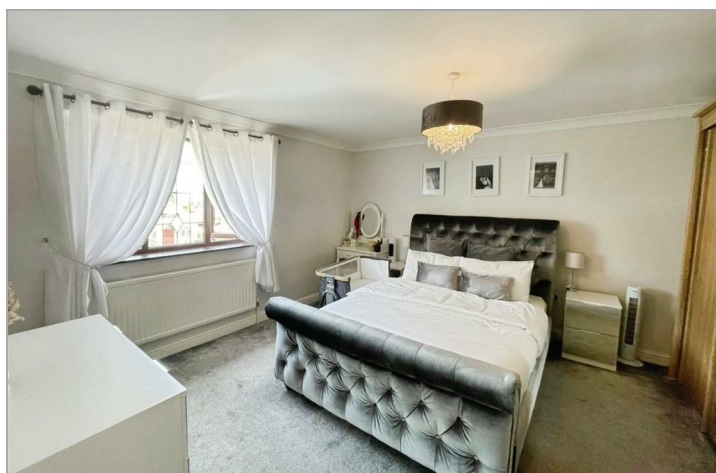
We are supervised by HMRC and, as such, have an obligation under anti-money laundering regulations to conduct anti-money laundering checks on all potential buyers and sellers. We have partnered with Coadjute who will securely manage these checks on our behalf.

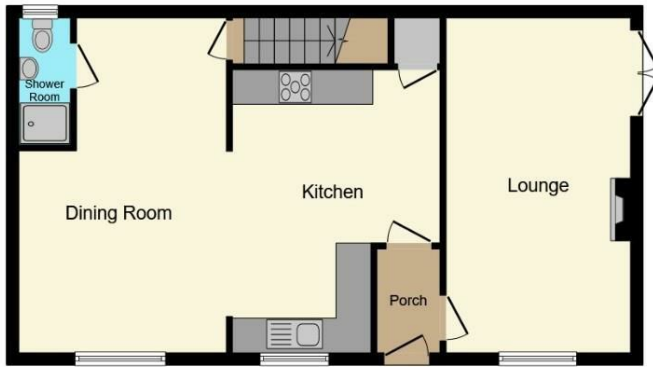
Once an offer is accepted (subject to contract) Coadjute will send a secure link for you to complete the biometric checks

Tel: 01842 818282

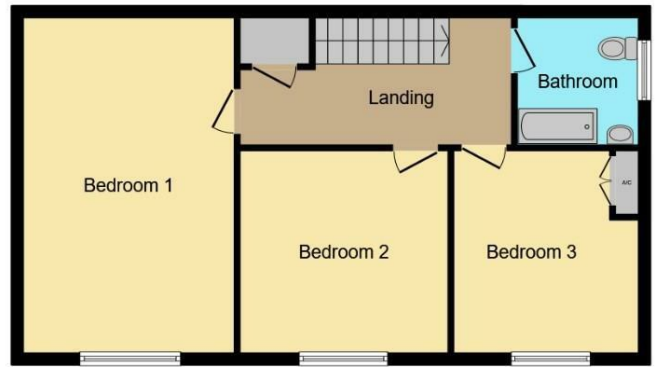
electronically. A non-refundable fee of £27+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service.

These anti-money laundering checks must be completed before we can send a Memorandum of Sale to solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.





**Ground Floor**

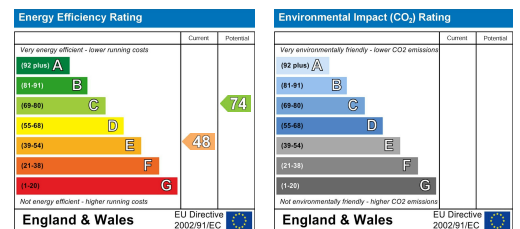


**First Floor**

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.

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