



# West End

Northwold, IP26

Guide price £190,000

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A set of four icons representing property features: a bed icon followed by the number '2', a bathtub icon followed by the number '1', a sofa icon followed by the number '1', and a fireplace icon followed by the letter 'F'.



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## Description

Guide Price £190,000 - £200,000.

This two bedroom end-terraced cottage enjoys a popular Norfolk village location and benefits from a garage, as well as enclosed rear garden.

Upon entering the property you will find a generous sized lounge/ dining room which includes stairs to the first floor landing, a useful understairs storage cupboard as well as a fireplace with brick surround and tiled hearth.

There is a fully fitted kitchen offering a range of wall and base level units, stainless steel sink and drainer, ample space for appliances and a door leading outside to the rear garden.

Upstairs the property includes a generous sized primary bedroom in addition to a second bedroom and family bathroom. The bathroom concludes the internal accommodation and comprises W.C, wash hand basin, bath with electric shower over and an airing cupboard housing the hot water cylinder.

Outside, there is a small front garden with a low level iron gate and concrete path leading to the front door, whilst the rear garden is predominantly laid to lawn and offers a rear access gate leading to a shared, shingled driveway and single garage.

## Measurements

Lounge/ Dining Room - 17'8" max x 14'7" max

Kitchen - 8'10" x 7'11"

Bedroom - 14'7" max x 12'5" max

Bedroom - 7'8" x 7'8"

Family Bathroom - 8'10" x 7'11"

## Anti-money Laundering (AML) and Identification

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 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.

## Agents Note

This property is served by septic tank drainage.

Council Tax Band - Kings Lynn & West Norfolk, 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

Tel: 01842 818282

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.

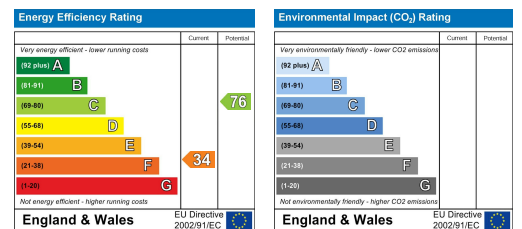






## Viewing

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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