MOLYNEUX
ESTATE AGENTS



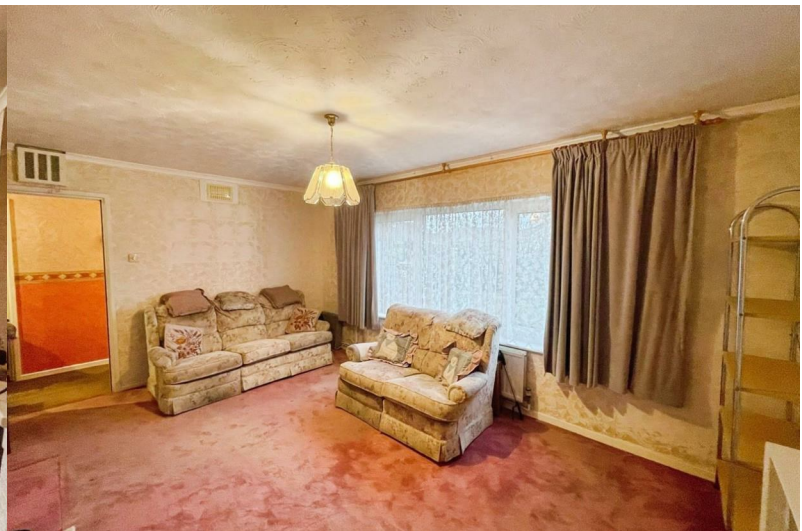
29 Peppers Close

Weeting, IP27 0PU

Price £200,000

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Description

This established detached bungalow is in need of general improvement and upgrading and presents itself as an ideal opportunity for those purchasers seeking a home in a popular cul-de-sac position within this sought after West Norfolk village.

Internally there is a spacious lounge with multi-fuel stove, kitchen/diner, two bedrooms and a shower room. In addition to the internal accommodation is a pleasant front garden and an established and good sized rear garden with a variety of shrubs, plants and bushes. Further benefits include Upvc double glazing as well as oil fired central heating.

Having been in the same family ownership for over forty years the property is now offered to the market CHAIN FREE with viewings recommended

Measurements

Entrance Porch

Entrance Hall

Lounge:- 15'10" x 10'11" max

Kitchen:- 14'11" x 10'10"

Bedroom One:- 13'3" x 9'10"

Bedroom Two:- 8'6" x 8'3"

Shower Room:- 6'1" x 5'2"

Attached Garage

Agents Note

Council Tax Band - B - Breckland Council.

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.

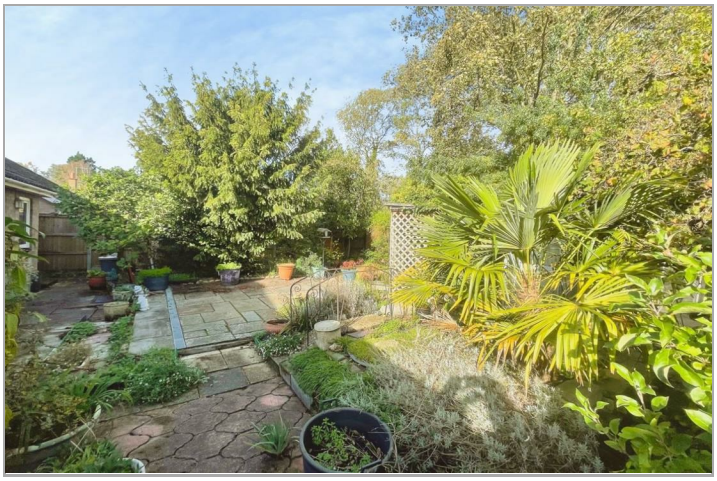
We are supervised by HMRC and, as such, have an obligation under anti-money laundering regulations to conduct anti-money laundering checks on all potential buyers and sellers. We have partnered with Coadjute who will securely manage these checks on our behalf.

Once an offer is accepted (subject to contract) Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £27+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service.

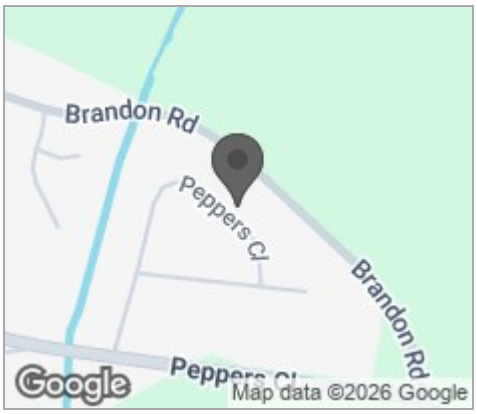
These anti-money laundering checks must be completed before we can send a Memorandum of Sale to solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.









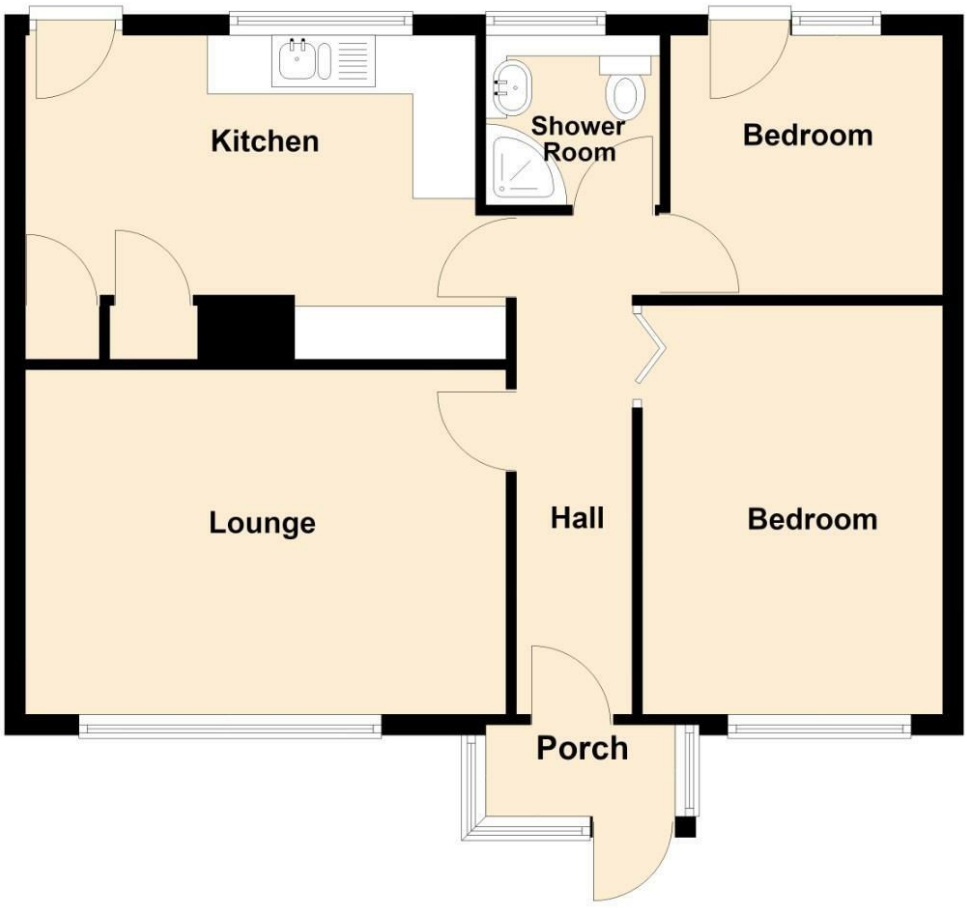






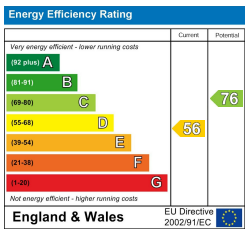
Ground Floor

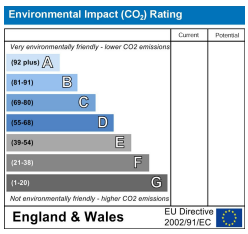
Approx. 61.1 sq. metres (657.9 sq. feet)



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

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