



**Fengate Drove, Weeting, Brandon, IP27 0PW**



**welcome to**

## **Fengate Drove, Weeting, Brandon**

A well-presented TWO BEDROOM END-TERRACE HOME available via SHARED OWNERSHIP and being sold with a 46% share! Offering DRIVEWAY PARKING, EN SUITE TO MASTER and SPACIOUS LIVING - an ideal first step onto the property ladder!

### **Summary**

New to the market and offered as a shared ownership opportunity, this modern end-terraced home has been thoughtfully designed with first-time buyers in mind and presents a fantastic chance to take that all-important first step onto the property ladder.

Well presented both inside and out, the benefits are immediately clear on arrival, with a neatly maintained front garden and an ample driveway providing convenient off-road parking.

Inside, the accommodation continues to impress. A welcoming entrance hall leads into a cosy yet comfortable lounge, ideal for relaxed evenings or hosting friends and family. To the rear, the modern and well-equipped kitchen offers plenty of space for dining, creating a practical and sociable hub of the home. A rear hall and handy downstairs cloakroom complete the ground floor.

Upstairs, the property offers two well-proportioned bedrooms, with the second being cleverly adapted to allow for three bedrooms whilst still being able to put back to two, if required, making it an excellent option for young or growing families. The main bedroom benefits from a sleek en suite, while a modern family bathroom serves the remaining bedrooms.

Outside, the rear garden is spacious, versatile and full of potential - perfect for outdoor dining, entertaining or simply relaxing in the warmer months.

A smart, modern home offering space, comfort and affordability - viewing is highly recommended!

### **The Accommodation**

Entrance door to:

#### **Entrance Hall**

With door to front, stairs to the first floor landing and radiator.

#### **Downstairs Cloakroom**

With W.C, wash hand basin with mixer tap over and radiator.

#### **Living Room**

With built in storage cupboard, dual aspect windows to both the front and side and two radiators.

#### **Kitchen**

With a range of fitted kitchen units at wall and base level with work surface over, inset sink unit with drainer and mixer tap over, space and plumbing for washing machine, integrated oven and hob, integrated fridge/freezer, built in storage cupboard, window to rear and radiator.

#### **Boot Room**

With door leading out to the rear garden and radiator.

#### **First Floor Landing**

With built in airing cupboard and radiator.

#### **Master Bedroom**

With built in wardrobe, window to rear and radiator.

#### **Master En-Suite**

With W.C, wash hand basin with mixer tap over, shower cubicle with shower attachment over, window to rear and radiator.





### **Bedroom Two**

Currently split into two rooms. With two windows to front, built in wardrobe and radiator.

### **Bathroom**

With W.C, wash hand basin with mixer tap over, bath with mixer tap and shower attachment over, window to side and radiator.

### **Outside**

#### **Front Garden**

To the front of the property, there is a lawned front garden with a pathway to the front door. To the side, there is a driveway providing ample off road parking space.

#### **Rear Garden**

To the rear, the garden is largely laid to lawn with a paved patio area.



***check out more properties at*** [williamhbrown.co.uk](http://williamhbrown.co.uk)



welcome to

## Fengate Drive, Weeting, Brandon

- Shared Ownership Opportunity, Being Sold with a 46% Share!
- Modern End Terraced Home
- An Ideal First Step onto the Property Ladder
- Driveway for Ample Off Road Parking
- Two Proportionate Bedrooms
- Master En-Suite, Family Bathroom & Downstairs Cloakroom
- Sleek Kitchen with Plenty of Space for Dining
- Versatile Garden to Rear

Tenure: Leasehold EPC Rating: B

Council Tax Band: B Service Charge: 42.84

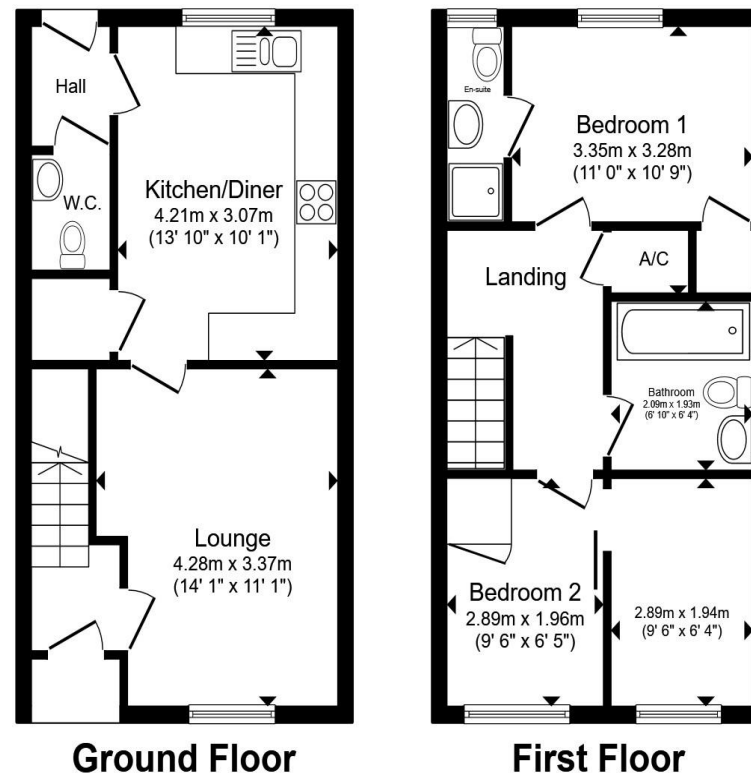
Ground Rent: 3386.52

This is a Leasehold property with details as follows; Term of Lease 125 years from 05 Jun 2017.

Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

shared ownership

**£92,000**



Total floor area 73.6 m<sup>2</sup> (792 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

  
william  
h brown

check out more properties at [williamhbrown.co.uk](http://williamhbrown.co.uk)



Property Ref:  
BRD109220 - 0001

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

  
william h brown



**01842 811058**



[Brandon@williamhbrown.co.uk](mailto:Brandon@williamhbrown.co.uk)



18-20 High Street, BRANDON, Suffolk, IP27  
0AQ



[williamhbrown.co.uk](http://williamhbrown.co.uk)

