



Impson Way

Mundford, IP26

Price £180,000

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Description

Situated in the sought after village of Mundford, this end-terrace house on Impson Way is offered with NO ONWARD CHAIN! Built in circa 1988, this two-bedroom home is ideal for those seeking a peaceful retreat while still being close to local amenities.

Upon entering, you are greeted by a welcoming entrance hall that leads to a spacious lounge at the front, perfect for relaxing or entertaining guests. The modern kitchen/diner at the rear of the property is a standout feature, providing a bright and airy space that opens directly onto the enclosed rear garden. This garden is predominantly lawned, making it an excellent area for outdoor activities or simply enjoying the fresh air, and it also includes a handy timber shed for additional storage.

Upstairs, the landing leads to two well-proportioned bedrooms, offering ample space for rest and relaxation. The family bathroom is conveniently located on this floor, ensuring that all essential facilities are easily accessible.

This property also benefits from off-street parking for two vehicles, a valuable asset in this sought-after village. With no onward chain, this home is ready for you to move in and make it your own.

Do not miss the opportunity to view this lovely property. Contact Molyneux Estate Agents today to arrange a viewing and discover all that this charming home has to offer.

Measurements

Entrance Hall

Lounge - 13' 7" x 12' 7" max

Kitchen/ Diner - 12' 7" x 8' 4"

Stairs to first floor landing

Bedroom 1 - 12' 7" max x 9' 9"

Bedroom 2 - 12' 3" max x 6' 4"

Bathroom - 6' 2" max x 5' 11"

Council Tax band - A

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.

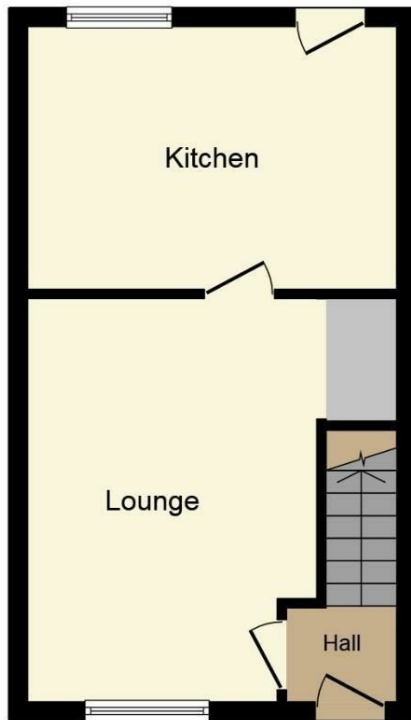
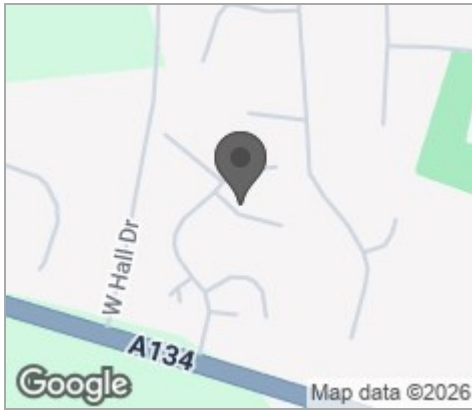
We are supervised by HMRC and, as such, have an obligation under anti-money laundering regulations to conduct anti-money laundering checks on all potential buyers and sellers. We have partnered with Coadjute who will securely manage these checks on our behalf.

Tel: 01842 818282

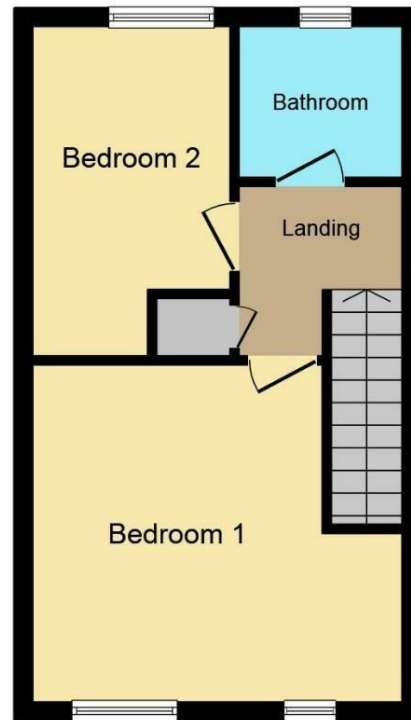
Once an offer is accepted (subject to contract) Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £27+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service.

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

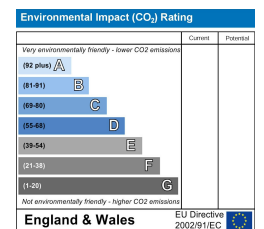
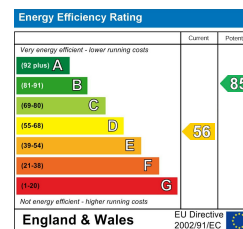


First Floor

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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