



# Fengate Drove

, Weeting, IP27

Price £220,000



# Fengate Drove

, Weeting, IP27

Price £220,000



## Description

Situated on the outskirts of the West Norfolk village of Weeting, this semi-detached house on Fengate Drove presents an excellent opportunity for those seeking a comfortable family home. Recently redecorated, the property boasts a fresh and inviting atmosphere, making it ready for you to move in without delay.

Upon entering, you will find a spacious lounge/diner that offers ample room for relaxation and entertaining. The house features three bedrooms, providing plenty of space for family members or guests. The layout is practical and functional, catering to the needs of modern living.

The property also includes a well-appointed kitchen, ensuring convenience for all residents. Outside, you will appreciate the benefits of off-road parking and a garage, providing secure storage and easy access for your vehicles. The non-estate position of the house adds to its appeal, offering a sense of privacy.

Being chain-free, this home allows for a smooth and straightforward purchasing process, making it an attractive option for buyers. Whether you are a first-time buyer, a growing family, or looking to downsize, this property is sure to meet your needs. With its recent updates and desirable location, this semi-detached house is a wonderful place to call home.

## Measurements

Entrance Hall

Lounge: - 21'8" x 11'4" max

Kitchen:- 12'10" x 8'1" max

Bedroom One:- 11'7" x 9'7"

Bedroom Two:- 9'8" x 9'7"

Bedroom Three:- 7'11" x 6'7"

Bathroom

## 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.

## Agents Note

Council Tax Band B - Breckland District Council.  
Shared private drainage system.

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.

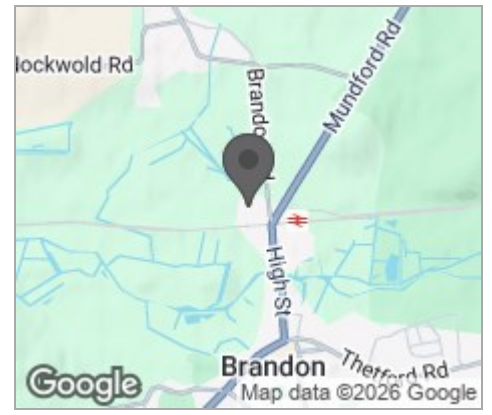
Floor plans are not to scale. They are provided for indication purposes and their accuracy should not be relied upon.

Items shown in photographs are not included unless they are detailed within the sales particulars. They may be available by separate negotiation.

The Buyer is advised to obtain verification of the tenure from their Solicitor. The agent has not reviewed the title documents for this property.

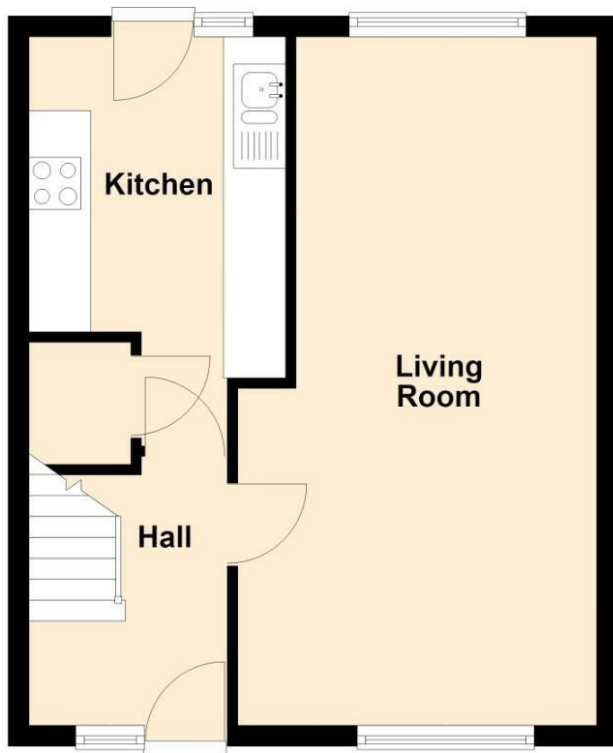
Tel: 01842 818282





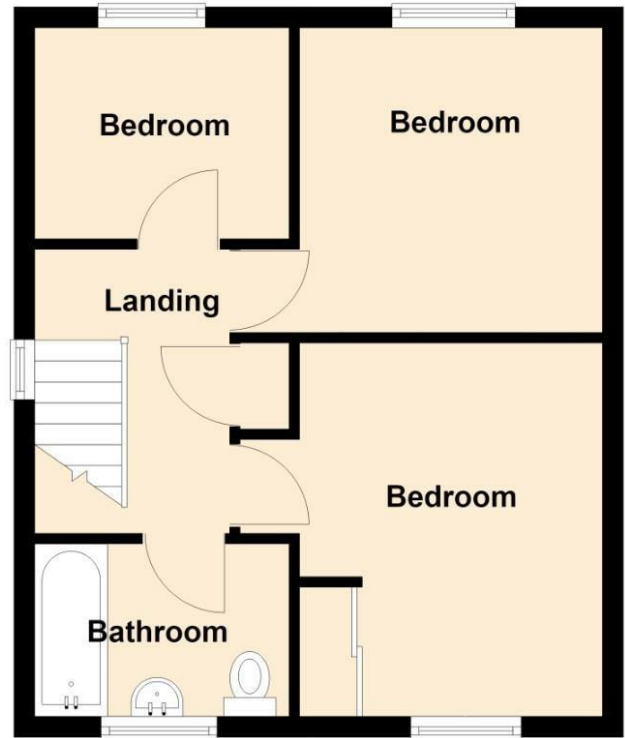
### Ground Floor

Approx. 36.1 sq. metres (388.4 sq. feet)



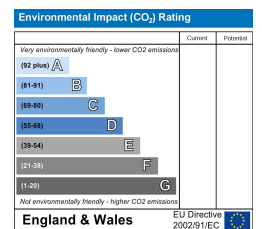
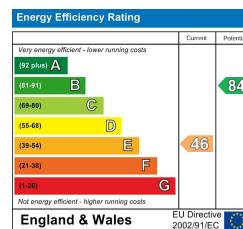
### First Floor

Approx. 36.1 sq. metres (388.8 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

49A HIGH STREET, BRANDON, SUFFOLK, IP27 0AQ

TEL: 01842 818282 EMAIL: INFO@MOLYNEUXESTATEAGENTS.CO.UK WWW.MOLYNEUXESTATEAGENTS.CO.UK