



Angerstein Close

Weeting, IP27

Guide price £220,000

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Description

Guide Price £220,000- £225,000.

Situated in the charming village of Weeting, Angerstein Close presents a delightful opportunity to acquire a recently modernised semi-detached bungalow. This property boasts two reception rooms, two well-appointed bedrooms, and a contemporary shower room, making it an ideal choice for those seeking comfort and convenience.

With a newly fitted kitchen that flows into a lovely conservatory, providing an abundance of natural light and a perfect space for relaxation. The generous rear garden is a true highlight, featuring a combination of patio and lawn areas, complemented by a timber summer house. A rear gate offers direct access to the green space behind, enhancing the outdoor experience.

The lounge and both bedrooms are adorned with new carpets and tasteful decor, creating a warm and inviting atmosphere throughout the home. The property is situated in a sought-after cul-de-sac, ensuring a peaceful environment while still being close to local amenities.

Additional features include electric heating, sealed unit UPVC windows and doors, ample parking for multiple vehicles, plus a brick built garage, and a driveway. With no onward chain, this bungalow is ready for you to move in and make it your own. This is a rare opportunity to secure a lovely home in a desirable location, perfect for those looking to enjoy village life in comfort and style.

Measurements

Entrance Hall

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

Kitchen - 8' 10" max 8' 9" plus door recess

Conservatory - 10;' x 7' plus door recess

Bedroom 1 - 11' 10" x 9' 11"

Bedroom 2 - 9' 2" x 7' 10"

Shower Room - 7' 10" x 4' 10"

Garage - 16' 11" x 8' 6"

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.

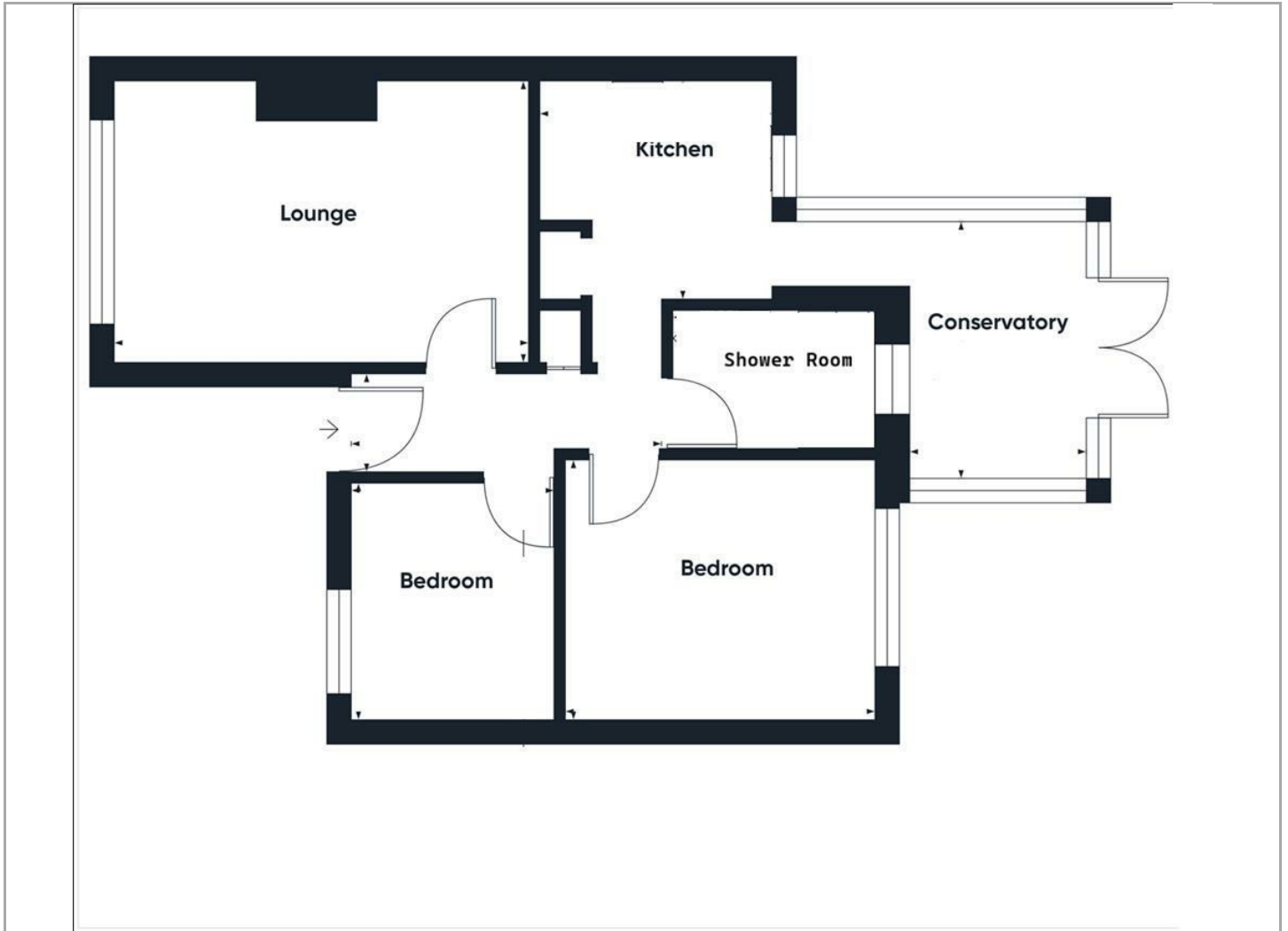
Tel: 01842 818282

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.

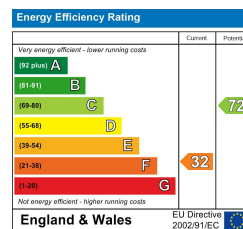
These anti-money laundering checks must be completed before we can send a Memorandum of Sale to solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.





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