



Abbeygate

Thetford, IP24

Guide price £260,000

 3  1  2  D



Abbeygate

Thetford, IP24

Guide price £260,000



Description

GUIDE PRICE £260,000 - £270,000. Situated in the desirable Abbeygate area of Thetford, this detached bungalow is offered with NO ONWARD CHAIN.

With a welcoming entrance hall leading into two spacious reception rooms, this home is ideal for both relaxation and entertaining. The lounge and dining area provide ample space for family gatherings, while the well-appointed kitchen is ready for your culinary adventures.

This delightful property features three generously sized bedrooms, ensuring plenty of room for family or guests. The family bathroom is conveniently located, catering to the needs of the household. The bungalow benefits from gas-fired central heating and sealed unit UPVC windows and doors, ensuring warmth and energy efficiency throughout the year.

Outside, you will find a block paved driveway, providing off street parking for two vehicles, in front of the brick garage, ideal for additional storage. The front and rear gardens are well-maintained, with the rear garden being particularly inviting. It is predominantly laid to lawn and is both enclosed and private, providing a safe space for children or pets to play. The garden also boasts attractive views of Thetford Priory, an English Heritage site, adding a touch of history to your outdoor experience.

This property is offered with no onward chain, making it an excellent opportunity for those looking to move swiftly. For further details or to arrange a viewing, please contact Molyneux Estate Agents. This bungalow is a rare find in a sought-after location, and it could be the perfect place to call home.

An internal viewing comes highly recommended and is now available.

Contact Molyneux Estate Agents of Brandon to arrange.

01842 818282

info@molyneuxestateagents.co.uk

Measurements

Entrance Hall

Lounge - 15' 7" x 11' 4"

Dining Room - 10' 8" x 8' 9"

Kitchen - 9' 2" x 9' 2"

Bedroom 1 - 12' 6" x 10' 6" plus door recess

Bedroom 2 - 10' 6" x 9' 4" plus door recess

Bedroom 3 - 9' 1" x 8' 3" max

Bathroom - 6' 8" max x 6' 1"

Garage - 16' 11" x 8'

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

Tel: 01842 818282

detailed within the sales particulars. They may be available by separate negotiation. Please contact the agent with regards to this.

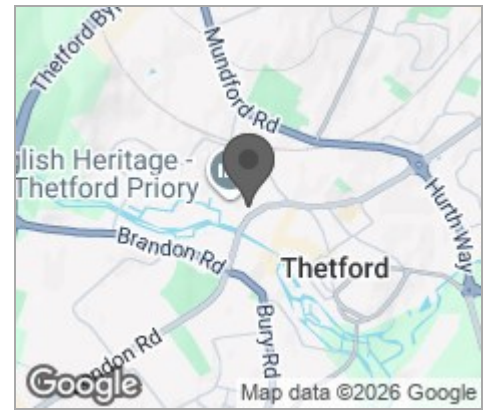
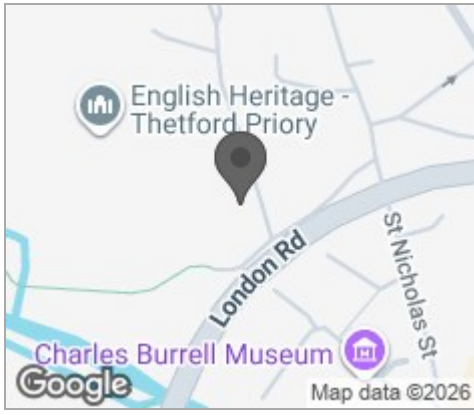
The Buyer is advised to obtain verification of the tenure from their Solicitor. The agent has not reviewed the title documents for this property.

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.

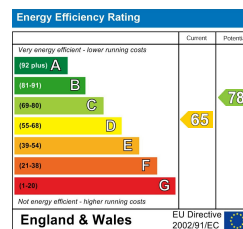
These anti-money laundering checks must be completed before we can send a Memorandum of Sale to solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.





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