MOLYNEUX
ESTATE AGENTS



All Saints

Weeting, IP27

Guide price £200,000

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Description

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Molyneux Estate Agents are excited to offer this well presented, semi detached bungalow, found in the sought after village of Weeting. The property features two well-proportioned bedrooms, making it an ideal choice for small families, couples, or those seeking a peaceful retirement.

Upon entering, you are welcomed into a spacious lounge adorned with a lovely bay window that bathes the room in natural light, creating a warm and inviting atmosphere. The kitchen, located at the rear of the property, provides a functional space for culinary endeavours and seamlessly opens to the enclosed rear garden. This outdoor area boasts a combination of lawn and a patio, perfect for enjoying sunny afternoons or hosting gatherings with friends and family.

The bungalow is equipped with a convenient wet room, ensuring ease of access and practicality. Additional features include sealed unit UPVC windows and doors, which enhance energy efficiency, as well as oil-fired central heating to keep you cosy during the cooler months.

Completing this delightful property is a garage and driveway, providing ample parking and storage solutions. Situated in a sought-after village location, this bungalow offers a tranquil lifestyle while still being within reach of local amenities. This is a wonderful opportunity to acquire a charming home in a picturesque setting.

Measurements

Entrance Hall

Lounge - 13' 7" x 12' 6" max

Inner Hall

Kitchen - 11' 5" max x 10' 5" max

Bedroom 1 - 12' 6" x 11' 2"

Bedroom 2 - 8' 11" x 7' 11"

Wet Room - 5' 10" x 5' 6"

Council Tax Band - A

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.

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.















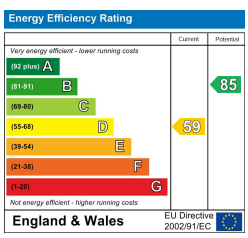


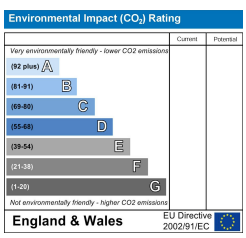
Floor Plan

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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