





High Street, Methwold, Thetford, IP26 4NX

william h brown

welcome to

High Street, Methwold, Thetford

Set on a GENEROUS PLOT in the popular Norfolk village of Methwold, this well-maintained semi-detached bungalow offers TWO BEDROOMS , a cosy lounge with FEATURE WOODBURNER, a SUMMERHOUSE to rear and EXCELLENT SCOPE to personalise throughout!

Summary
Positioned within the Norfolk village of Methwold, this charming semi-detached bungalow enjoys a peaceful setting whilst remaining within easy reach of the village's everyday amenities, including a shop, Post Office, schooling and local eateries. The larger market town of Brandon is also just a short drive away, offering supermarkets, independent retailers and direct rail links to Cambridge and Norwich.

Occupying a generous plot with extensive gardens to both the front and rear, this well-cared-for home presents an exciting opportunity for the next owner to modernise and personalise, creating a home tailored entirely to their own tastes.

Stepping inside, a welcoming entrance hall leads through to a bright and spacious living room, where a feature wood-burning stove creates a wonderful focal point and the perfect setting for cosy evenings throughout the colder months. The well-equipped kitchen offers ample space for everyday cooking, whilst two well-proportioned bedrooms and a family bathroom complete the accommodation.

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

The Accommodation
Entrance door to:

Entrance Hall
With door to front, wooden flooring, built in storage cupboard, built in airing cupboard, access to the loft space with a drop down ladder and radiator.

Lounge
With feature woodburner, window to front and radiator.

Kitchen
With a range of fitted kitchen units at base level with work surface over, inset sink unit with mixer tap and drainer over, space and plumbing for washing machine, space and point for electric oven, wall mounted boiler, window to rear and door to:

Rear Porch
With space for fridge/freezer, door leading out to the rear garden.

Bedroom One
With wooden flooring, window to rear and radiator.

Bedroom Two
With window to front and radiator.

Bathroom
With W.C, wash hand basin with mixer tap over, bath with mixer tap and shower attachment over, window to rear and heated towel rail.







Outside

Front Garden
To the front of the property, there is a lawned garden with a range of shrub and floral borders throughout.

Rear Garden
To the rear, the enclosed garden is largely laid to lawn with various sheds.

Summerhouse
With power and light connected.

Agents Note
Please note that the sewage for this property is served by a septic tank which is shared between this property and numbers 35 and 37. Please speak to the Branch for more details.







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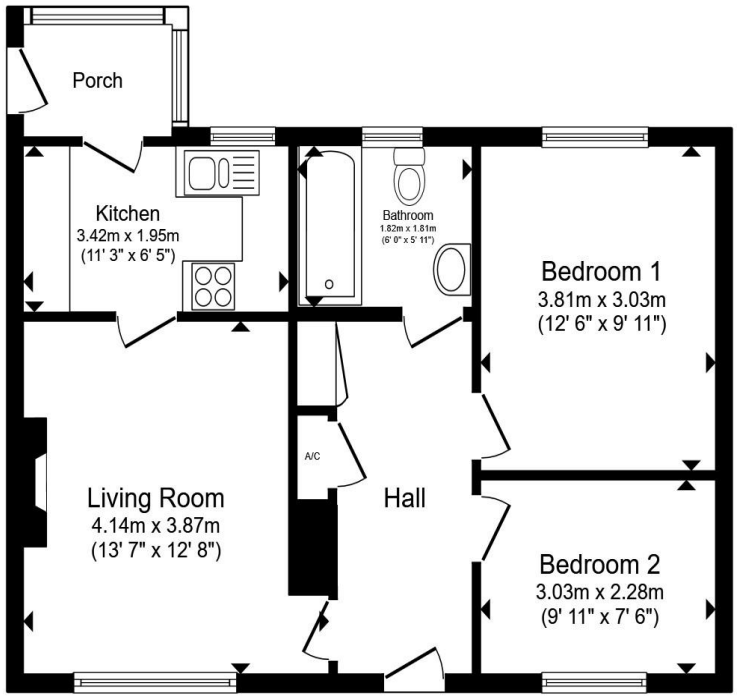
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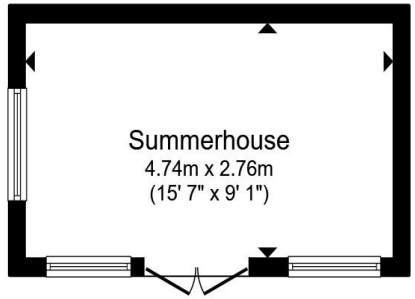
- Popular Norfolk Village Location
- Semi-Detached Bungalow
- Lengthy Gardens to the Front & Rear
- Spacious Lounge with Feature Woodburner
- Well Equipped Kitchen
- Two Good Sized Bedrooms
- Excellent Scope to Personalise Throughout
- Summerhouse & Ample Outdoor Space

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: A

£190,000



Floor Plan



Outbuilding

Total floor area 68.1 m² (733 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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The Property Ombudsman

Property Ref:
BRD111346 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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