



# Hereward Way

Weeting, IP27

Offers over £300,000

 3  2  1  C



# Hereward Way

Weeting, IP27

Offers over £300,000



## Description

Molyneux Estate Agents are pleased to offer this detached bungalow, found within a sought after cul de sac in the village of Weeting. The property is available with NO ONWARD CHAIN.

The front of the property has been shingled and provides ample off street parking.

The accommodation is accessed via a welcoming entrance hall, and comprises of three double bedrooms, a bathroom with utility space, separate shower room, plus an open plan lounge and kitchen. The kitchen includes a large island feature with skylight above, a built in oven, grill and microwave, inset hob with extractor over, plus an integrated dishwasher. The lounge area enjoys a fitted air conditioning unit, and is found to the front of the bungalow, with a window to the front aspect, whilst the kitchen is to the rear and has French doors opening to the rear garden.

The rear garden is a generous size and is predominantly laid to lawn, and includes a timber Summer house, shed and workshop.

An internal viewing is now available and comes highly recommended, contact Molyneux Estate Agents to arrange.

## Measurements

### Agents Note

The solar panels may be available under separate negotiation but they are not included within the asking price.

Council Tax Band - Breckland, B.

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



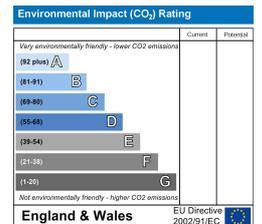
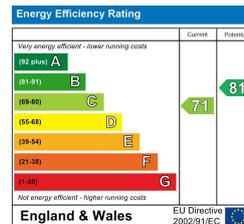


### Ground Floor



### 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.