



Archers Avenue

Feltwell, IP26

Price £190,000

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## Description

Molyneux Estate Agents are pleased to offer this semi detached bungalow found in the sought after Norfolk village of Feltwell. The bungalow is available with NO ONWARD CHAIN!

A concrete driveway provides off street parking whilst leading to the brick built garage. The front garden has also been shingled to provide additional parking. The garage has a metal up and over front door, power and light connected, plus a personal door opening to the rear garden.

The rear garden is predominantly laid to lawn, as well as featuring both a patio and shingled area, ideal for a table and chairs.

The internal accommodation comprises of a lounge/ diner and kitchen both at the front of the home. An inner hall has two built in cupboards, one of which houses the hot water tank, as well as a ceiling hatch for access in to the loft space. The hall opens to the family bathroom plus two bedrooms at the rear of the bungalow. The master bedroom has a window to the rear aspect whilst the second bedroom has French doors opening to the garden.

The kitchen includes a range of fitted wall and base units with worktop over, a built in oven with hob and extractor fitted above, and an inset stainless steel sink and drainer with window above to the front aspect. There is also space for a washing machine and fridge freezer.

The bathroom comprises of a panelled bath with shower fitted over, W.C, wash hand basin and a heated towel rail. There are two frosted windows to the side aspect.

An internal viewing is now available and comes highly recommended. Contact Molyneux Estate Agents of Brandon to arrange.

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## Measurements

Kitchen - 12' 5" x 8' 10"

Lounge/ Diner - 17' 4" max x 11' max

Inner Hall

Bedroom 1 - 14' x 9' 6"

Bedroom 2 - 10' 9" max x 10' 4"

Bathroom - 7' 11" x 5' 6"

Garage - 16' 5" x 8' 2"

Council Tax band - 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.

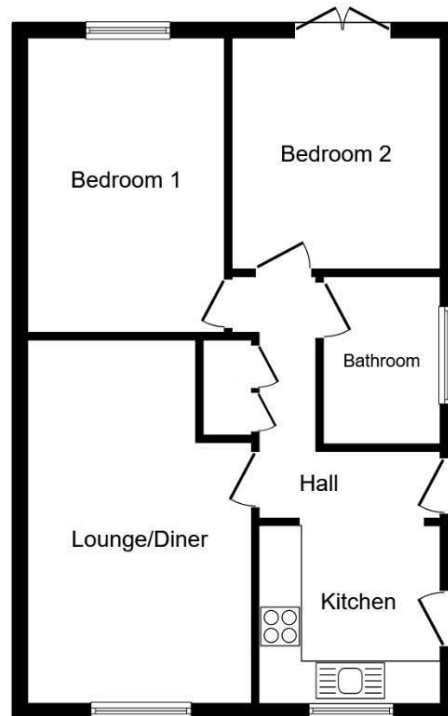
Items shown in photographs are not included unless they are detailed within the sales particulars. They may be available by separate negotiation. Please contact the agent with regards to this.

Tel: 01842 818282

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





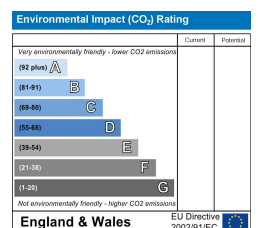
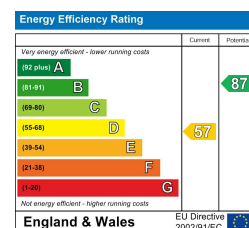


Floor Plan

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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](http://www.Propertybox.io)

## 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.

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