

**MOLYNEUX**  
ESTATE AGENTS



## Redgate

Thetford, IP24

Price £225,000

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## Description

This detached bungalow is available with NO ONWARD CHAIN and enjoys a sought-after location just a short distance from Thetford Town Centre!

Upon entering the property you will find a welcoming entrance hall which includes a useful storage cupboard as well as an access hatch into the loft space above. There is a lounge to the front of the bungalow, which features an electric fireplace, as well as a fully fitted kitchen which offers a range of wall and base level units, stainless steel sink and drainer, ample space for appliances and a wall mounted boiler. There is also an external door which leads outside to the rear garden.

The bungalow boasts three well-proportioned bedrooms whilst the internal accommodation is concluded by a family bathroom, comprising W.C, wash hand basin and an electric shower.

Outside, the bungalow includes a front garden which has been shingled for ease of maintenance as well as a generous driveway providing ample off street parking in front of a single garage. There is a side access gate leading into the fully enclosed rear garden which is predominantly laid to lawn.

## Measurements

Kitchen - 14'1" x 8'11"

Lounge - 15'9" max x 12'1" max

Bedroom - 12'9" x 10'6"

Bedroom - 10'4" x 10'4"

Bedroom - 10'4" x 6'8"

Family Bathroom - 6'11" x 5'9"

## Anti-money Laundering (AML) and Identification

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.

## Agents Note

Council Tax Band - Breckland, C.

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.

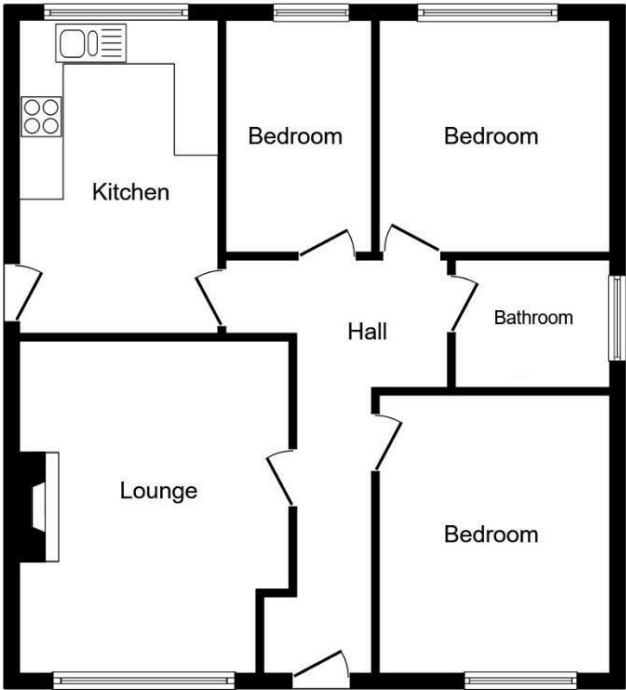
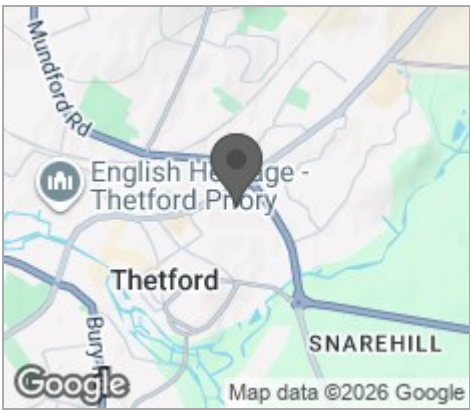
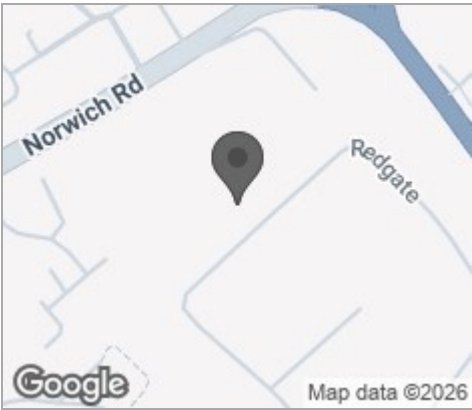
Floor plans are not to scale. They are provided for indication purposes and their accuracy should not be relied upon.

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.

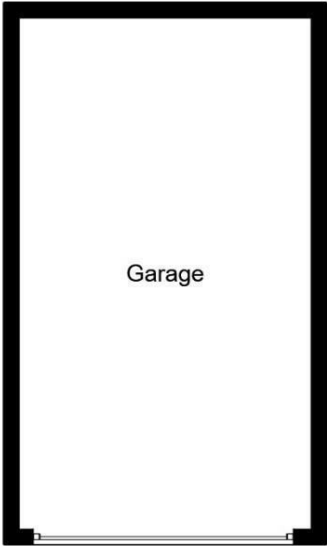
Tel: 01842 818282

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





Ground Floor

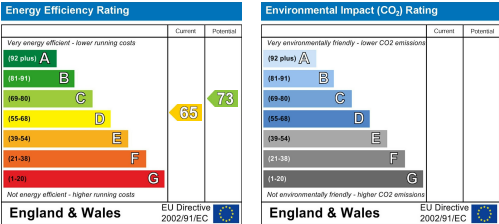


Garage

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