



# Castle Close

Weeting, IP27

Offers over £230,000

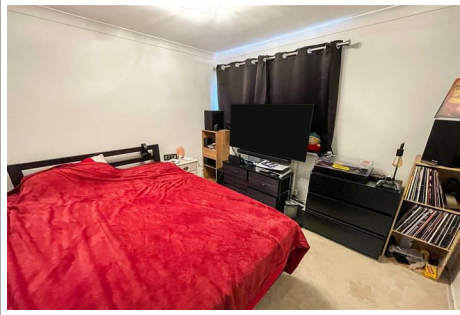
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## Description

Situated in the lovely village of Weeting, just a short distance from the market town of Brandon, this link detached bungalow on Castle Close is a must view! Built in circa 1980, this well-maintained property is situated in a peaceful cul-de-sac, making it an ideal retreat for families or those seeking a tranquil lifestyle.

The bungalow boasts three bedrooms, providing ample room for relaxation and rest. The inviting lounge is perfect for entertaining guests or enjoying quiet evenings at home, while the kitchen, which opens directly to the back garden. The bathroom is conveniently located to serve all bedrooms.

Outside, the rear garden features a combination of patio and lawn areas, ideal for summer barbecues or simply enjoying the fresh air. A converted garage in the garden has been transformed into a studio, offering a versatile space that could serve as a home office, art studio, or additional storage.

The property also includes a block-paved driveway with parking for two vehicles, ensuring convenience for you and your guests. With oil-fired heating and sealed unit UPVC windows and doors, this bungalow is both energy-efficient and easy to maintain. Furthermore, there is no onward chain, allowing for a smooth and straightforward purchase process.

This attractive bungalow is a rare find in a desirable location, making it a must-see for anyone looking to settle in a peaceful village setting while still being close to local amenities. Don't miss the opportunity to make this lovely property your new home.

## Measurements

Entrance Porch

Lounge - 18' 3" x 11' 11"

Kitchen - 8' 10" x 7' 11"

Inner Hall

Bedroom 1 - 10' x 8' 10"

Bedroom 2 - 8' 11" max x 8' 10"

Bedroom 3 - 6' 10" x 6' 7"

Bathroom - 5' 10" x 5' 6"

Studio - 17' 1" x 12' 1"

Council tax band - B

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

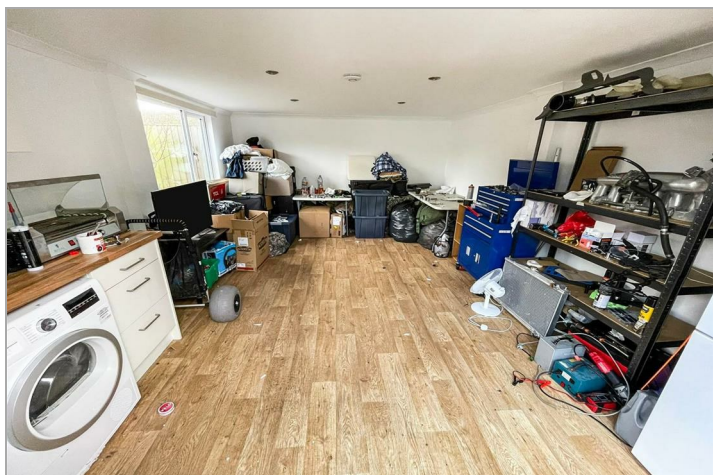
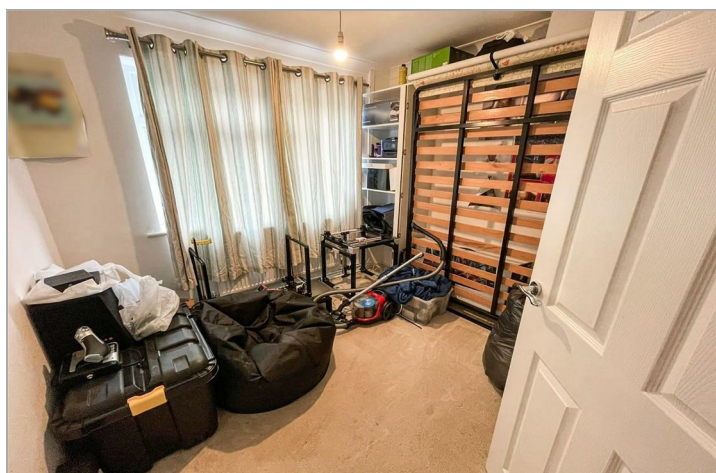
Tel: 01842 818282

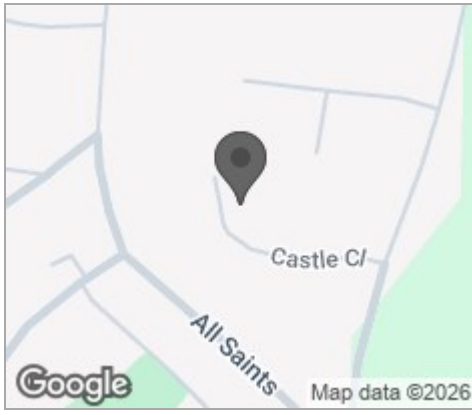
upon. Before ordering any carpets or built in furniture please contact the agent to verify any specific measurements.

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.

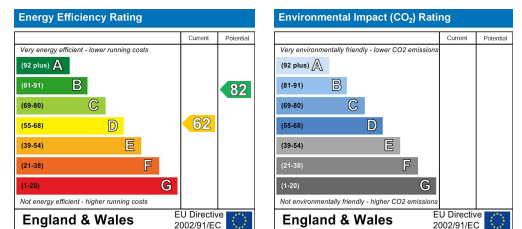
The Buyer is advised to obtain verification of the tenure from their Solicitor. The agent has not reviewed the title documents for this property.





## 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.

49A HIGH STREET, BRANDON, SUFFOLK, IP27 0AQ

TEL: 01842 818282 EMAIL: INFO@MOLYNEUXESTATEAGENTS.CO.UK WWW.MOLYNEUXESTATEAGENTS.CO.UK