



Hythe Road

Methwold, IP26

Price £180,000

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Description

Located in the Norfolk village of Methwold, this established semi-detached bungalow on Hythe Road presents a wonderful opportunity for those seeking life on one level. The property boasts two reception rooms, including a welcoming lounge with open fire, and a sun room that invites natural light, creating a warm and inviting atmosphere. With two comfortable bedrooms and a well-appointed bathroom, this home is perfect for small families or those looking to downsize.

The bungalow requires some modernisation, allowing you to put your personal touch on the space and truly make it your own. The welcoming entrance hall has two built in cupboards, one housing the hot water tank, whilst the second provides useful storage. The oil-fired central heating ensures warmth during the cooler months, while the predominantly sealed unit UPVC windows and doors provide energy efficiency and security.

Outside, the property features gardens both at the front and rear, offering a generous outdoor space for gardening enthusiasts. A timber gate to the front opens to a driveway that provides off-street parking for two vehicles, and leads to the timber garage, as well as two additional sheds for ample storage. The rear garden also includes a patio area, perfect for al fresco dining or enjoying the sunshine.

With no onward chain, this bungalow is ready for you to move in and start your new chapter. We highly recommend an internal viewing to fully appreciate the potential this property has to offer. Don't miss out on the chance to make this lovely bungalow your new home in the heart of Methwold.

Measurements

Entrance Hall

Lounge - 13' 5" x 12' 7" max

Kitchen - 9' 4" x 6' 5"

Sun Room - 9' 8" x 7' 5"

Bedroom 1 - 12' 5" x 9' 11"

Bedroom 2 - 9' 11" x 7' 4"

Bathroom - 6' x 5' 11"

Council Tax band - A

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 upon. Before ordering any carpets or built in furniture please

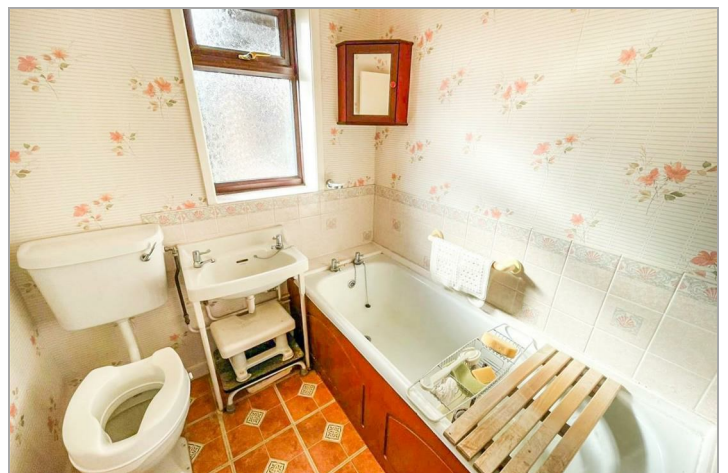
Tel: 01842 818282

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.

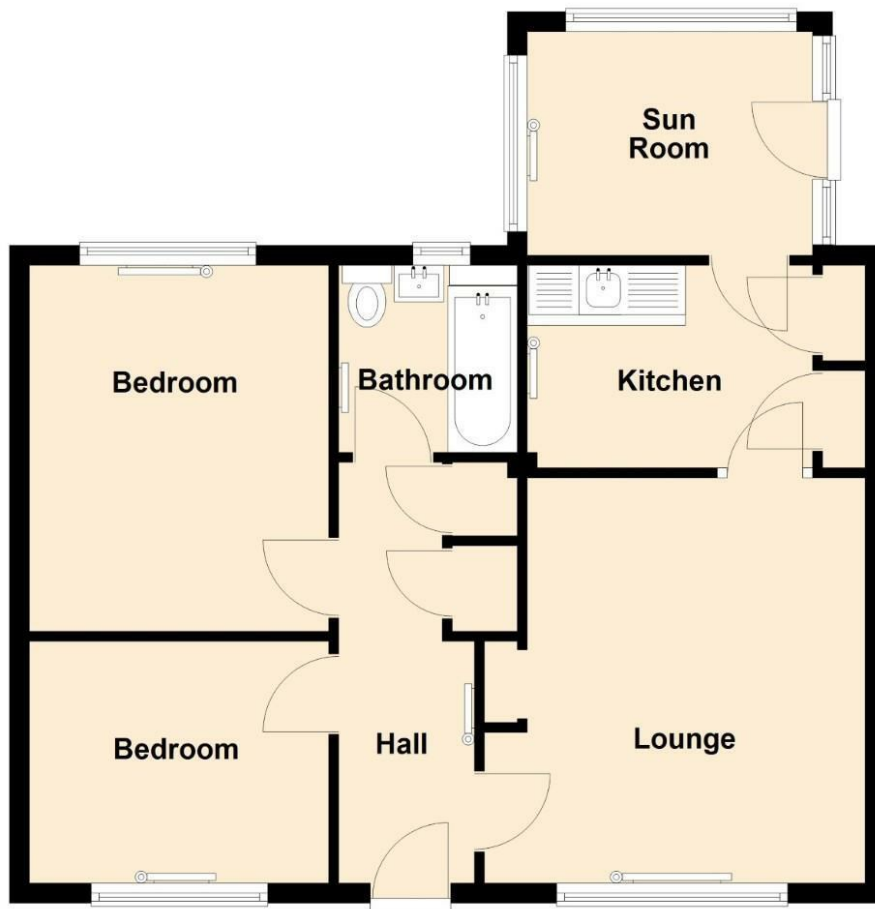
Items shown in photographs are not included unless they are detailed within the sales particulars. They may be available by separate negotiation. Please contact the agent with regards to this.

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





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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	(92 plus) A		
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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.