



# High Street

Methwold, IP26

Price £270,000

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## Description

This charming cottage enjoys a popular Norfolk village location and demonstrates an abundance of impressive character features. The property is less than an hours drive from the stunning Norfolk coastline and also a short distance from the picturesque Thetford Forest.

Upon entering the property you will find a spacious and welcoming entrance hall with tiled floor and a useful understairs storage cupboard, leading straight through the heart of this home to a cottage style kitchen. The kitchen offers a range of wall and base level units, sink and draining board unit, space for a cooker as well as an external door leading outside. The boiler is also located in the kitchen and serves an oil fired central heating system.

The property benefits from a separate utility room, providing additional space for appliances, which leads into a downstairs shower room comprising W.C, wash hand basin, shower cubicle and a heated towel rail.

The downstairs accommodation is concluded by two reception rooms, including a stunning lounge to the front of the property with an attractive feature fireplace. The fireplace was blocked up by a previous owner and a buyer would need to make their own enquiries into the ability to open it up again should they wish to in the future.

Upstairs the property offers versatile accommodation which includes three well-proportioned bedrooms and a dressing room to compliment the second bedroom. There is also a contemporary family bathroom comprising W.C, wash hand basin, bath and heated towel rail.

The rear garden is fully enclosed and has been predominantly patioed for ease of maintenance, with a small artificial lawn and a decking area for seating/ entertaining. The oil tank is also located within the rear garden and thoughtfully covered by a wooden trellis.

## Measurements

Lounge - 16'1" max x 14'4" max

Sitting Room - 16'02" max x 16'00" max

Kitchen - 20'3" max x 7'3" max

Utility Room - 8'3" x 6'3"

Downstairs Shower Room - 7'00" x 5'2"

Bedroom - 12'11" max, narrowing to 9'11" min x 16'4" max (with sloped ceiling which restricts head height at max. measurement)

Bedroom - 12'8" max, narrowing to 6'4" min x 10'6" max, narrowing to 5'3" min (with sloped ceiling which restricts head height at max. measurement)

Bedroom/ Study - 9'8" x 5'8" (with sloped ceiling which restricts head height at max. measurement)

Bedroom/ Dressing Room - 12'3" max x 5'7" max (with sloped ceiling which restricts head height at max. measurement)

Family Bathroom - 7'2" max x 6'5" max (with sloped ceiling which restricts head height at max. measurement)

## 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

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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

This property is served by Septic Tank drainage and benefits from an oil fired central heating system.

There is gated access to a pathway to the side, and rear, of the property which provides access into the rear garden and also provides the neighbour (no. 17) separate access to their rear garden.

Council Tax Band - Kings Lynn & West Norfolk, 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.

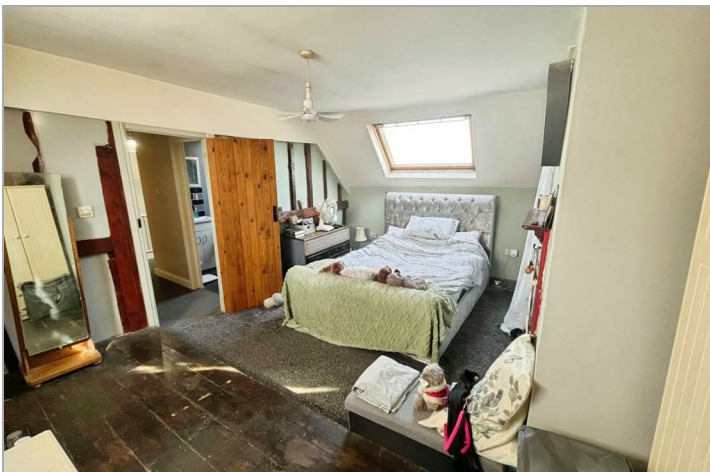
Whilst we intend to make our particulars as accurate as possible, measurements and statements are provided as a general guidance, they are not factual and should not be relied upon. Before ordering any carpets or built in furniture please contact the agent to

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.

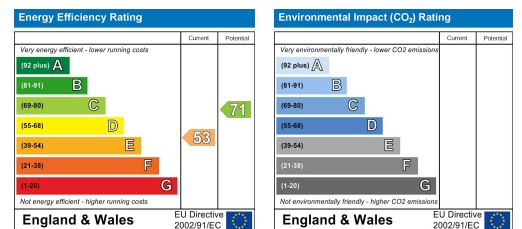
The Buyer is advised to obtain verification of the tenure from their Solicitor. The agent has not reviewed the title documents for this property.





## 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.

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