



# College Road

, IP26 4LE

Price £220,000

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, Hockwold, IP26 4LE

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## Description

Nestled in the charming village of Hockwold, this delightful bungalow on College Road offers a wonderful opportunity for those seeking a comfortable and inviting home. Set on a lovely corner plot, the property boasts a well-proportioned lounge that provides a perfect space for relaxation and entertaining. The separate kitchen is functional with a range of wall and floor cupboard units as well as a larder cupboard

This detached bungalow features two spacious bedrooms as well as a well appointed bathroom suite. The property's position in a popular village location adds to its appeal, offering a sense of community and tranquillity while still being within reach of local amenities.

Enjoying its corner plot position within the development the gardens are generally laid to lawn and within the rear garden is a timber summerhouse and the sectional concrete garage.

Whether you are a first-time buyer, a small family, or looking to downsize, this home presents a fantastic opportunity to enjoy village life in a well-connected area. With its inviting atmosphere and practical layout, this property is sure to attract interest. Do not miss the chance to make this charming house your new home. Offered to the market Chain Free

## Measurements

Entrance Hall

Lounge - 16'4" x 12'0" max

Kitchen - 9'10" max x 9'10"

Bedroom 1 - 13'0" x 9'10"

Bedroom 2 - 10'0" x 9'5"

Bathroom - 6'11" x 6'3"

## Agents Note

Please be aware that there is an electrical substation adjacent to the rear garden.

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 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.

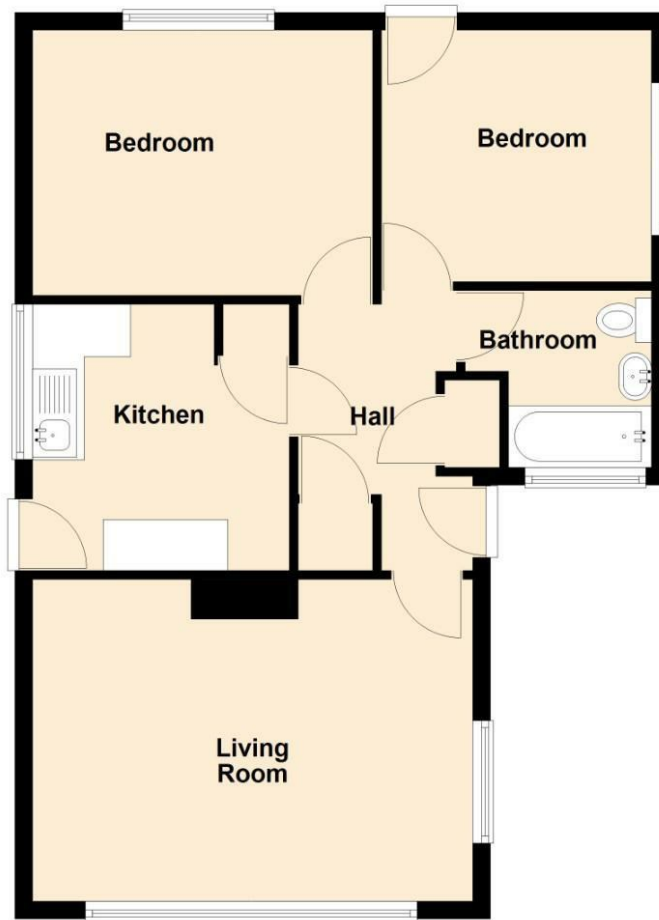
Tel: 01842 818282





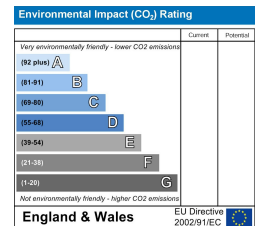
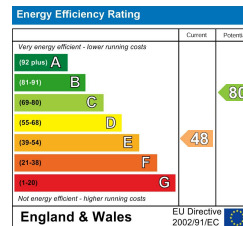
## Ground Floor

Approx. 59.7 sq. metres (642.8 sq. feet)



## 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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