



St. Peters Walk

Hockwold, IP26

Price £220,000

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Description

NO ONWARD CHAIN!

Molyneux Estate Agents are delighted to offer this exceptionally well presented, detached bungalow within the popular village of Hockwold.

The property comprises of a modern kitchen which offers a range of wall and base level units, spotlights to ceiling, electric oven with hob and extractor hood over, sink unit as well as space for washing machine.

There are two double bedrooms with ample built in storage to the master bedroom, as well as a spacious lounge with dual aspect windows and a family bathroom offering W.C, wash hand basin, bath with shower attachment over and heated towel rail. There is also a useful storage cupboard within the inner hall, in addition to a further cupboard, housing the oil boiler, and loft access.

Outside the bungalow enjoys attractive front and rear gardens, a generous driveway providing off street parking for multiple vehicles, car port and a single garage with electric opening door. Both gardens are predominantly laid to lawn, with a seating area in the rear garden as well as a storage shed and oil tank.

Measurements

Lounge - 16'03" max x 12'00" max

Kitchen - 9'10" x 9'10"

Bedroom One - 13'01" x 9'10" including built in storage

Bedroom Two - 10'01" x 9'04"

Family Bathroom - 6'11" max x 6'05" max

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 - Kings Lynn & West Norfolk, B.

This property is served by a septic tank drainage.

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

Tel: 01842 818282

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.

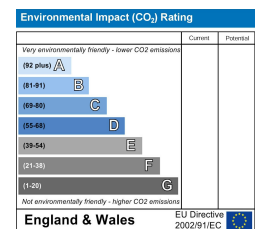
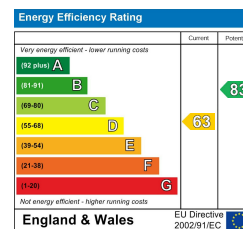




This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

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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