

MOLYNEUX
ESTATE AGENTS



Shelley Way

Thetford, IP24

Price £210,000

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Entrance Hall

UPVC Entrance door, radiator, stairs to first floor and door to Lounge/dining room.

Lounge/Dining Room

22'6" max x 13'6" max narrowing to 8'1" (6.86m max x 4.11m max narrowing to 2.46m)

A good size room, two radiators, window to front aspects and doors to conservatory & kitchen.

Conservatory

16'9" x 8'6" (5.11m x 2.59m)

UPVC double glazed windows and door to garden with polycarbonate roof. Two radiators, window blinds and tiled floor.

Kitchen

10'5" x 8' (3.18m x 2.44m)

Comprehensively fitted with modern range of wall and base units, 1.5 single drainer stainless steel sink unit, built-in electric oven with gas hob over, plumbing and space for washing machine, point and space for fridge/freezer, wall mounted gas fired IDEAL combi boiler (serviced), built in cupboard housing electric consumer unit (with current EICR), gas meter.

First Floor Landing

Built-in cupboard with shelving. Doors to all bedrooms and bathroom. Access to part boarded loft space

Bedroom 1

11'5" x 10'6" max (3.48m x 3.20m max)

Radiator. Window to front.

Bedroom 2

10'8" x 8'8" (3.25m x 2.64m)

Radiator, window to front aspect.

Bedroom 3

8' x 7'7" incorporating stair bulk head (2.44m x 2.31m incorporating stair bulk head)

Radiator. Window to front aspect.

Bathroom

White suite comprising panelled bath with electric shower over, wash basing and close coupled w.c. Tiled splash areas, chrome ladder radiator. Window to rear.

Outside

The front garden has a dwarf wall and plants. A driveway to the side provides off road parking. A gate provides access to the fully enclosed rear garden which is on two levels with a shed, and some paved areas.

Agents Note

Council Tax Band - Breckland, B.

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.

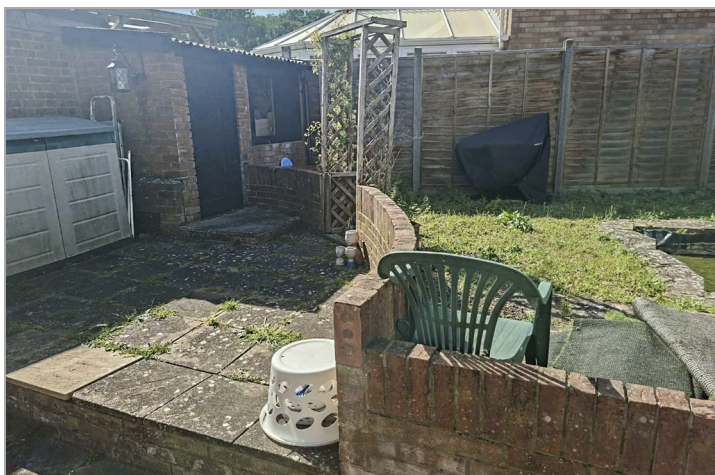
We are supervised by HMRC and, as such, have an obligation under anti-money laundering regulations to conduct

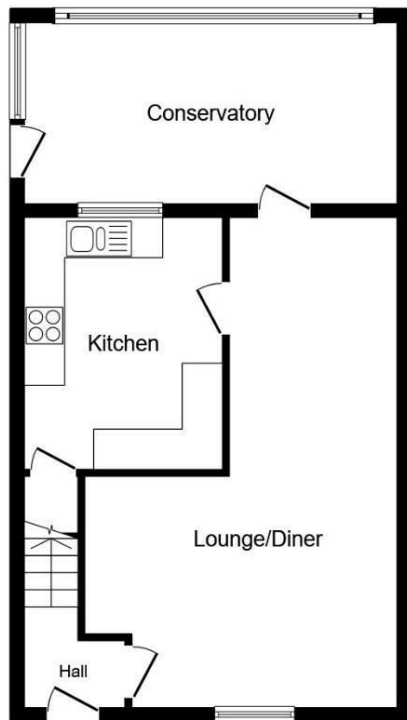
Tel: 01842 818282

anti-money laundering checks on all potential buyers and sellers. We have partnered with Coadjute who will securely manage these checks on our behalf.

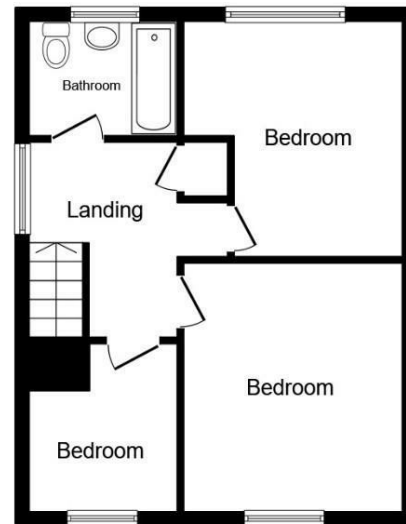
Once an offer is accepted (subject to contract) Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £27+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service.

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.





Ground Floor

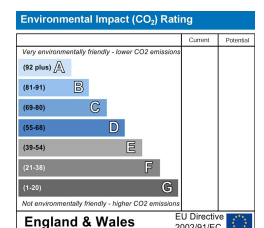
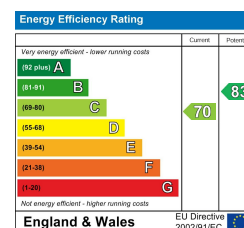


First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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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