MOLYNEUX
ESTATE AGENTS

Tottington Close

Thetford, IP24

Guide price £300,000

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Description

Guide Price £300,000 - £325,000.

This superb, three-storey family home is available with no onward chain and enjoys spacious, well-proportioned accommodation as well as a garage and off street parking!

Upon entering the property you will find a welcoming entrance hall, with ample space to remove coats and shoes, useful understairs storage cupboard and a cloakroom W.C with wash hand basin.

There is a generous sized lounge/ dining room which extends from the front to the back of the property, with patio doors overlooking the rear garden, as well as a modern kitchen/ dining room which offers a range of wall and base level units, 1.5 bowl sink unit and drainer, integrated cooker with gas hob and extractor hood fitted over plus ample space for a fridge freezer and dishwasher. The kitchen also includes a door leading outside to the rear garden.

The first floor comprises three bedrooms, in addition to a family bathroom and an en suite shower room to the primary bedroom. Stairs lead to the second floor which concludes the internal accommodation by two good sized bedrooms with a useful storage cupboard between the two rooms.

Outside, the property includes a fully enclosed rear garden which is predominantly laid to lawn with a rear access gate leading to off street parking space immediately in front of a single garage.

Measurements

Cloakroom W.C - 6'4" x 3'1"

Lounge/ Dining Room - 22'8" x 9'7"

Kitchen/ Breakfast Room - 18'2" max x 8'8" max

First Floor Bedroom - 14'2" max x 10'9" max

En Suite - 8'9" x 3'10"

First Floor Bedroom - 9'8" x 8'1"

First Floor Bedroom - 9'11" max x 7'2" max

Family Bathroom - 6'7" x 6'4"

Second Floor Bedroom - 11'8" x 8'11"

Second Floor Bedroom - 11'9" x 9'9"

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 - Breckland, D.

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.

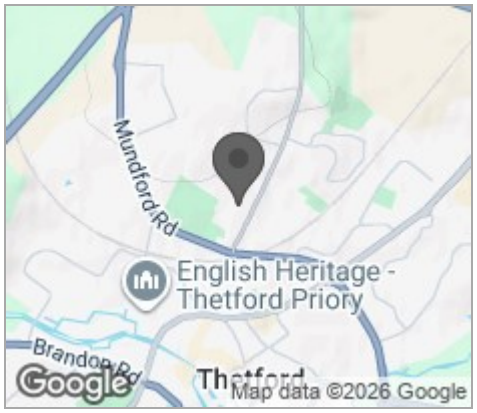
Tel: 01842 818282

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.

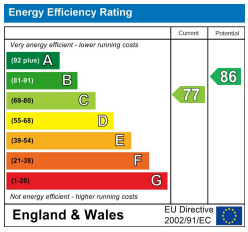
The Buyer is advised to obtain verification of the tenure from their Solicitor. The agent has not reviewed the title documents for this property.

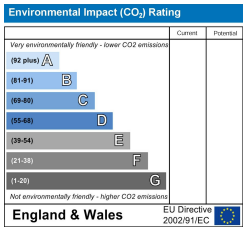


This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

49A HIGH STREET, BRANDON, SUFFOLK, IP27 0AQ
TEL: 01842 818282 **EMAIL:** INFO@MOLYNEUXESTATEAGENTS.CO.UK **WWW.MOLYNEUXESTATEAGENTS.CO.UK**