MOLYNEUX
ESTATE AGENTS



Mark Lane

Santon Downham, IP27

Guide price £260,000

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Description

Guide Price £260,000- £270,000.

Welcome to Cherry Tree Cottage, an established semi-detached home nestled in the highly desirable village of Santon Downham. This property is surrounded by beautiful forests and woodlands, offering a tranquil setting for those who appreciate nature.

As you enter the cottage, you are greeted by a welcoming entrance hall that leads to two spacious reception rooms. The lounge provides a comfortable space for relaxation, while the dining room is perfect for entertaining guests and family meals. The dining room conveniently connects to the kitchen, which then leads to a utility area, a store, and a separate W.C., adding to the practicality of the home.

Upstairs, you will find a landing that opens to three well-proportioned bedrooms, each featuring built-in single wardrobe space, ensuring ample storage. The family bathroom and an additional separate W.C. complete the upper floor, providing convenience for family living.

The property boasts generous gardens to both the front and rear, predominantly laid to lawn, offering a wonderful outdoor space for gardening, play, or simply enjoying the fresh air. While the home is currently in need of modernisation and improvement, it presents a fantastic opportunity for buyers to put their own stamp on it and unlock its full potential.

With no onward chain, Cherry Tree Cottage is ready for its new owners to make it their own. This is a rare opportunity to acquire a property in such a sought-after location, surrounded by the beauty of nature. Don’t miss your chance to view this delightful home.

An internal viewing is now available.
Contact Molyneux Estate Agents of Brandon to arrange.

01842 818282
info@molyneuxestateagents.co.uk

Measurements

Entrance Hall

Lounge - 18' 4" x 12' max

Dining Room - 10' 4" x max x 10' 1"

Kitchen - 10' 4" x 7' 10"

Utility - 7' 5" x 5' 3"

Store Room & W.C

Stairs to first floor landing

Bedroom 1 - 12' 5" x 10' 5" max

Bedroom 2 - 12' 1" max x 10' 3"

Bedroom 3 - 8' 9" x 7' 9"

Bathroom - 5' 8" x 5' 7"

Separate W.C

Council tax Band - 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.

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.











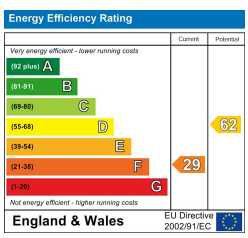


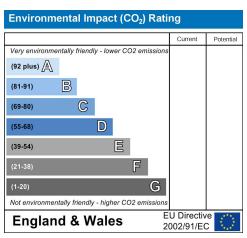




Viewing

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.

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