MOLYNEUX
ESTATE AGENTS

Oak Street

Feltwell, IP26

Price £160,000

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Description

Nestled on the charming Oak Street in the desirable village of Feltwell, Norfolk, this delightful character property offers a perfect blend of comfort and modern efficiency. Offered with NO ONWARD CHAIN, this house features two well-proportioned upstairs bedrooms, making it an ideal home for couples or small families.

The ground floor comprises a spacious lounge, complete with an inviting open fire, perfect for cosy evenings. The ground floor also boasts a functional kitchen, providing ample space for culinary adventures, as well as the family bathroom, and a rear lobby area, providing space for appliances.

The property is enhanced by its A-rated Energy Performance Certificate, thanks to the inclusion of solar panels and an air source heating system, ensuring energy efficiency and lower utility bills.

The garden, predominantly laid to lawn, provides a lovely outdoor space for relaxation or entertaining, making it a wonderful extension of the home. There is also off street parking available for one car.

Situated in a sought-after non-estate position, this property benefits from village life while remaining close to local amenities. With no onward chain, this home is ready for you to move in and make it your own.

For those interested in viewing this exceptional property, please do not hesitate to contact Molyneux Estate Agents. This is a fantastic opportunity to secure a lovely home in a popular location.

Measurements

Kitchen - 10' 5" x 10' 3"

Lounge - 15' 9" x 14' max

Bathroom - 9' 10" x 5' 9"

Stairs to first floor

Bedroom 1 - 14' 7" max x 12' 9" max, sloped ceiling

Bedroom 2 - 11' 2" max x 9' 9" max, sloped ceiling

Agents Note

Council Tax Band - Kings Lynn & West Norfolk, A.

We understand a planning application has been permitted for the erection of 18 dwellings with associated garages and highway works at the Land At Or South of 6 - 10 Lodge Road Feltwell Norfolk. Further details can be found on the Kings Lynn & West Norfolk planning portal under reference 19/00859/FM.

This property includes one parking space, accessible via a shared driveway which is owned by a neighbouring property with pedestrian and vehicular rights across the driveway. This property has a right to park one vehicle, not commercial, nor a caravan or motor home in the parking space.

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.

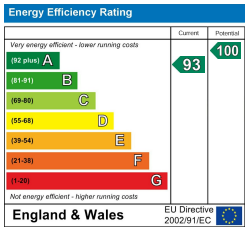
We are supervised by HMRC and, as such, have an obligation under anti-money laundering regulations to conduct anti-money laundering checks on all potential buyers and sellers. We have partnered with Coadjute who will securely manage these checks on our behalf.

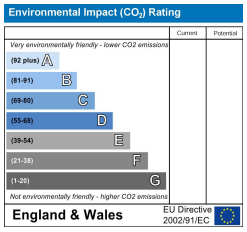
Once an offer is accepted (subject to contract) Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £27+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service.

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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