



16 Old Mill Close

, Whittington, PE33 9TR

Price £170,000

 3

 1

 1

 B



16 Old Mill Close

, Whittington, PE33 9TR

Price £170,000



Description

Pleasantly located on this modern development on Old Mill Close, Whittington, this modern mid-terrace house offers a delightful blend of comfort and convenience, the property boasts a contemporary design that is sure to appeal to a variety of buyers.

Upon entering, you are welcomed into a spacious lounge. The well-appointed kitchen is designed for practicality, making meal preparation a pleasure. The property features three bedrooms, providing ample space for family living or accommodating guests.

The family bathroom is thoughtfully designed, offering a tranquil retreat for your daily routines. Outside, the enclosed rear garden presents a private outdoor space, ideal for enjoying sunny days or hosting gatherings with friends and family. Additionally, the property benefits from parking for two vehicles, a valuable asset in today's market.

Being chain-free, this home is ready for you to move in without delay. Whether you are a first-time buyer, a growing family, or looking to downsize, this property in Whittington is a wonderful opportunity to secure a modern home in a desirable location. Don't miss the chance to make this lovely house your new home.

Measurements

7'10" x 7'3" (2.39m x 2.21m)

Entrance Hall

Cloakroom

Lounge:- 17'11" max x 11'8" max

Kitchen:- 10'11" x 10'6"

Bedroom One:- 11'8" x 9'9"

Bedroom Two: - 10'6" x 9'9"

Bedroom Three:- 7'10" x 7'3"

Bathroom

Agents Note

Council Tax band - B

Air Source Heating

Shared water treatment facility.

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.

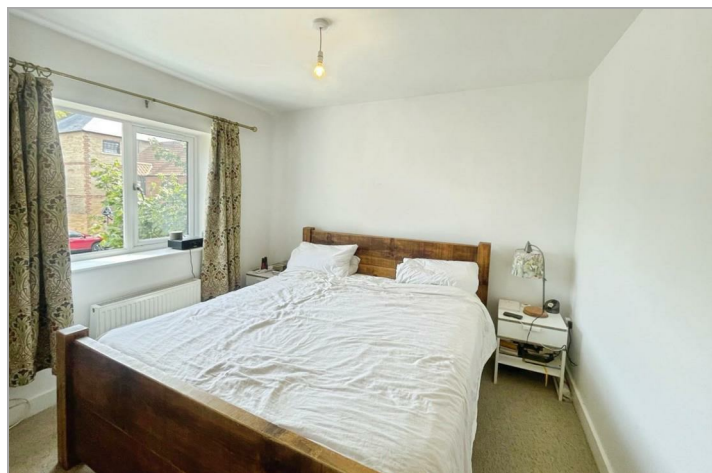
The Buyer is advised to obtain verification of the tenure from their Solicitor. The agent has not reviewed the title documents for this property.

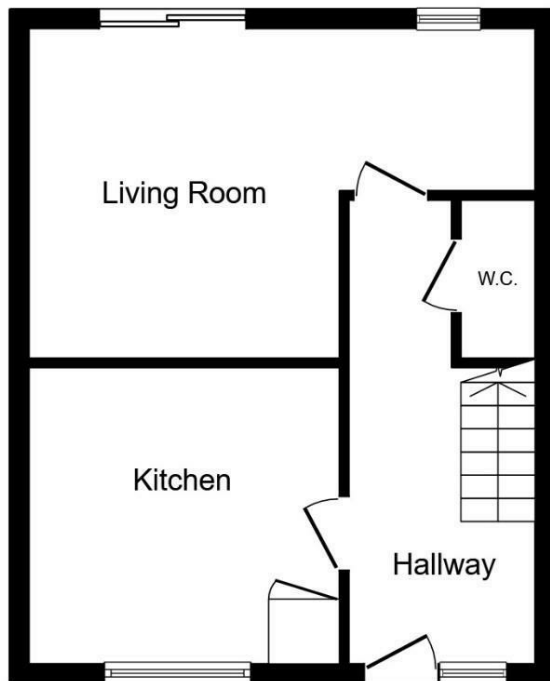
Tel: 01842 818282

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.

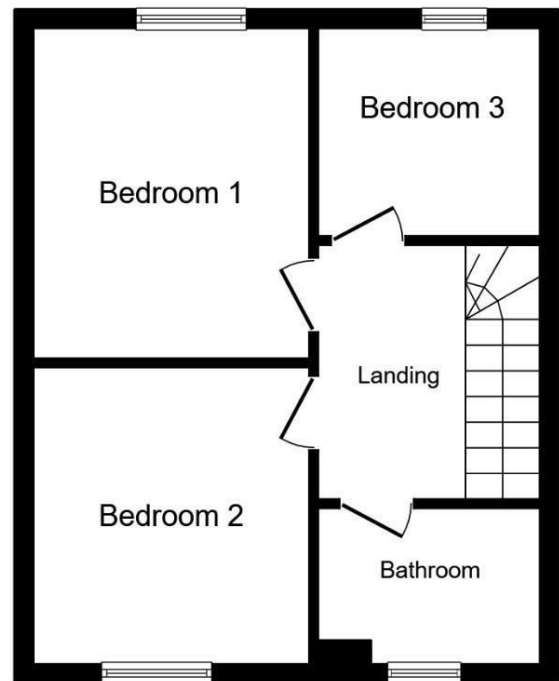
Once an offer is accepted (subject to contract) Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £27+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service.

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.





Ground Floor
Floor area 37.5 sq.m. (403 sq.ft.)



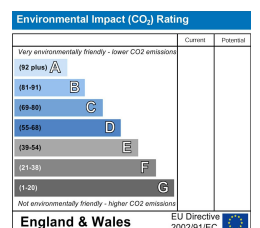
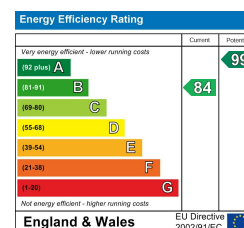
First Floor
Floor area 37.5 sq.m. (403 sq.ft.)

Total floor area: 74.9 sq.m. (806 sq.ft.)

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.

49A HIGH STREET, BRANDON, SUFFOLK, IP27 0AQ

TEL: 01842 818282 EMAIL: INFO@MOLYNEUXESTATEAGENTS.CO.UK WWW.MOLYNEUXESTATEAGENTS.CO.UK