MOLYNEUX
ESTATE AGENTS

10 Brandon Road

, Methwold, IP26 4RH

Price £325,000

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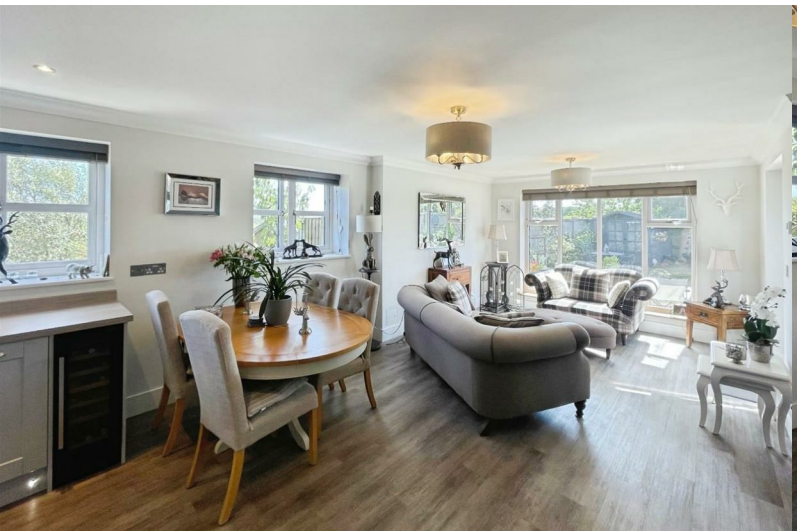

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, Methwold, IP26 4RH

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Description

This individually designed detached family home was constructed in 2019 and offers a perfect blend of modern living and comfort. The property is in excellent condition throughout, making it an ideal choice for those seeking a move-in ready residence.

To the ground floor there is a open plan living room and kitchen which provides an excellent area for both relaxing and equally entertaining. In addition there is a useful study and ground floor cloakroom

This delightful house boasts three generously sized bedrooms, including a principal bedroom with its own en-suite bathroom, ensuring privacy and convenience. The family bathroom is also well-equipped, catering to the needs of the household.

Outside, the property features an enclosed garden, offering an excellent space for children to play or for adults to unwind. Additionally, off-road parking is available, providing ease and security for your vehicles.

This home is not just a property; it is a lifestyle choice, situated in a non estate and edge of village location while still being within reach of local amenities. Whether you are a growing family or looking for a serene retreat, this house on Brandon Road is sure to impress. Do not miss the opportunity to make this exceptional home your own.

Measurements

Entrance Hall

Cloakroom

Open Plan Lounge/Diner/Kitchen:- 29'0" x 13'1" max

Study:- 8'0" x 6'3"

Bedroom One:- 17'7" max x 11'1"

En-Suite Shower Room

Bedroom Two:- 13'2" max x 10'4" max

Bedroom Three:- 7'1" x 6'8"

Bathroom:- 8'7" x 6'10" with sloped ceiling.

Agents Note

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

Drainage is via a shared water treatment plant.

There is a management company for the maintenance of the communal parking area as well as towards the use of the shared water treatment facility. Management fee is currently £744 per annum.

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.

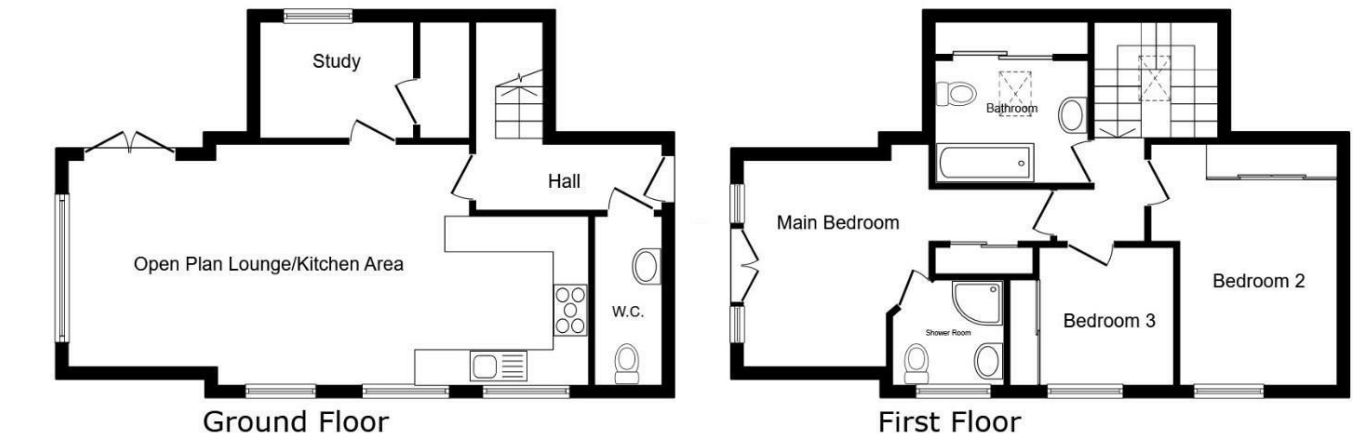
The Buyer is advised to obtain verification of the tenure from

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.

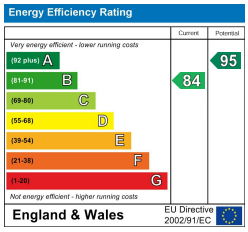


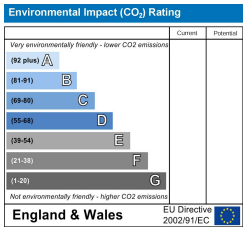
Total floor area: 98.7 sq.m. (1,063 sq.ft.)

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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