MOLYNEUX
ESTATE AGENTS



The Lammas

Mundford, IP26

Price £280,000

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Description

Offered to the market with NO ONWARD CHAIN, this extended, detached house is a MUST VUEW! Built in 1965, the property spans an impressive 1,141 square feet and features a well-thought-out layout that is ideal for family living.

Upon entering, you are greeted by a welcoming entrance hall that leads to a convenient cloakroom. The heart of the home is the spacious kitchen/diner located at the front, perfect for family meals and entertaining guests. The lounge provides a cosy retreat, while the second reception room offers versatility, serving as either a dining area or a home office, depending on your needs.

Upstairs, you will find three generously sized bedrooms, providing ample space for relaxation. The shower room has been thoughtfully designed to cater to modern living. The property benefits from recently fitted gas-fired central heating, ensuring warmth and comfort throughout the year.

Outside, the property boasts a driveway providing off street parking in front of the brick garage, with an adjoining workshop, making it ideal for those who require extra storage or workspace. The lawned rear garden offers a tranquil space for outdoor activities and relaxation.

With no onward chain, this home is ready for you to move in and make it your own. Internal viewing is available now, so do not miss the opportunity to explore this wonderful property in the sought-after location of Mundford.

Measurements

Entrance Porch/ Hall

Cloakroom

Kitchen/ Diner - 17' x 7' 10" plus bay window to front aspect

Lounge - 17' x 12' 8"

Dining Room/ Sitting Room - 16' 1" x 10' 4"

Stairs to first floor landing

Bedroom 1 - 15' to front of fitted wardrobe x 8' 1"

Bedroom 2 - 12' 9" x 9' 1" plus access to eaves storage

Bedroom 3 - 10' 3" plus door recess x 7' 6"

Shower Room - 8' 9" x 4' 7"

Garage - 16' 9" x 10' 6"

Workshop - 11' 2" x 8' 11"

Agents Note

Council tax band - D
Breckland

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.





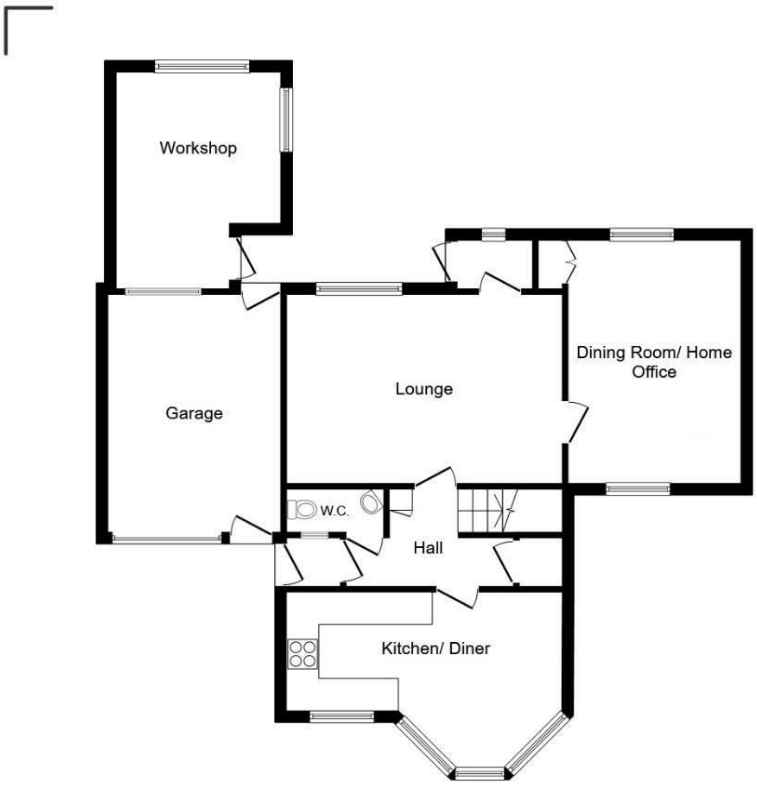










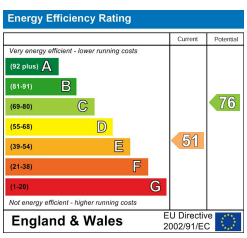


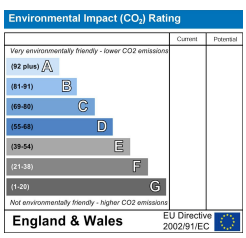


This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability 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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