MOLYNEUX
ESTATE AGENTS



Hereward Way

Weeting, IP27

Price £230,000

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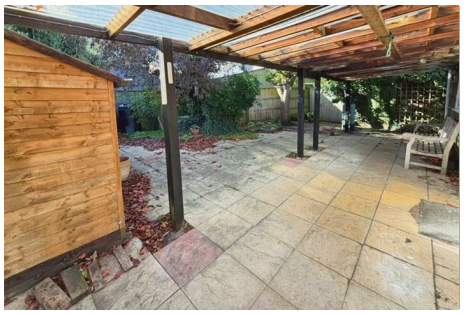
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Description

Found on Hereward Way in the village of Weeting, this detached bungalow presents an excellent opportunity for those seeking a spacious and versatile home. Set on a generous plot, the property boasts a welcoming entrance hall that leads to two inviting reception rooms perfect for both relaxation and entertaining, with the lounge featuring a wood burner, ideal for cosy evenings throughout the colder months.

The bungalow features three well-proportioned bedrooms, providing ample space for family or guests. A convenient shower room and a separate W.C. enhance the practicality of the layout. The kitchen/breakfast room is a lovely space for culinary endeavours and casual dining, making it the heart of the home.

Outside, the property is surrounded by wrap-around gardens, predominantly laid to lawn and patio, offering an outdoor retreat for gardening enthusiasts or those who simply wish to enjoy the fresh air. Timber gates open to a driveway that accommodates off street parking, along with a garage for additional storage or vehicle space.

While the bungalow requires some modernisation, it presents a blank canvas for buyers to create their dream home. With no onward chain, this property is ready for a swift transaction, allowing you to settle in and start enjoying all that this lovely location has to offer. Whether you are a first-time buyer, a family, or looking to downsize, this bungalow is a fantastic opportunity not to be missed.

Measurements

Entrance Hall

Lounge - 16'1" max x 12'8" max

Conservatory - 10'2" x 9'2"

Kitchen/ Dining Room - 17'9" x 9'11"

Bedroom - 11'11" x 11'9"

Bedroom - 11'11" max x 11'9" max

Bedroom - 10'11" max x 10'4" max, plus walk in wardrobe/ dressing area

Family Bathroom - 7'6" max (5'5" min) x 5'11" max

Agents Note

Council Tax Band - C
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.





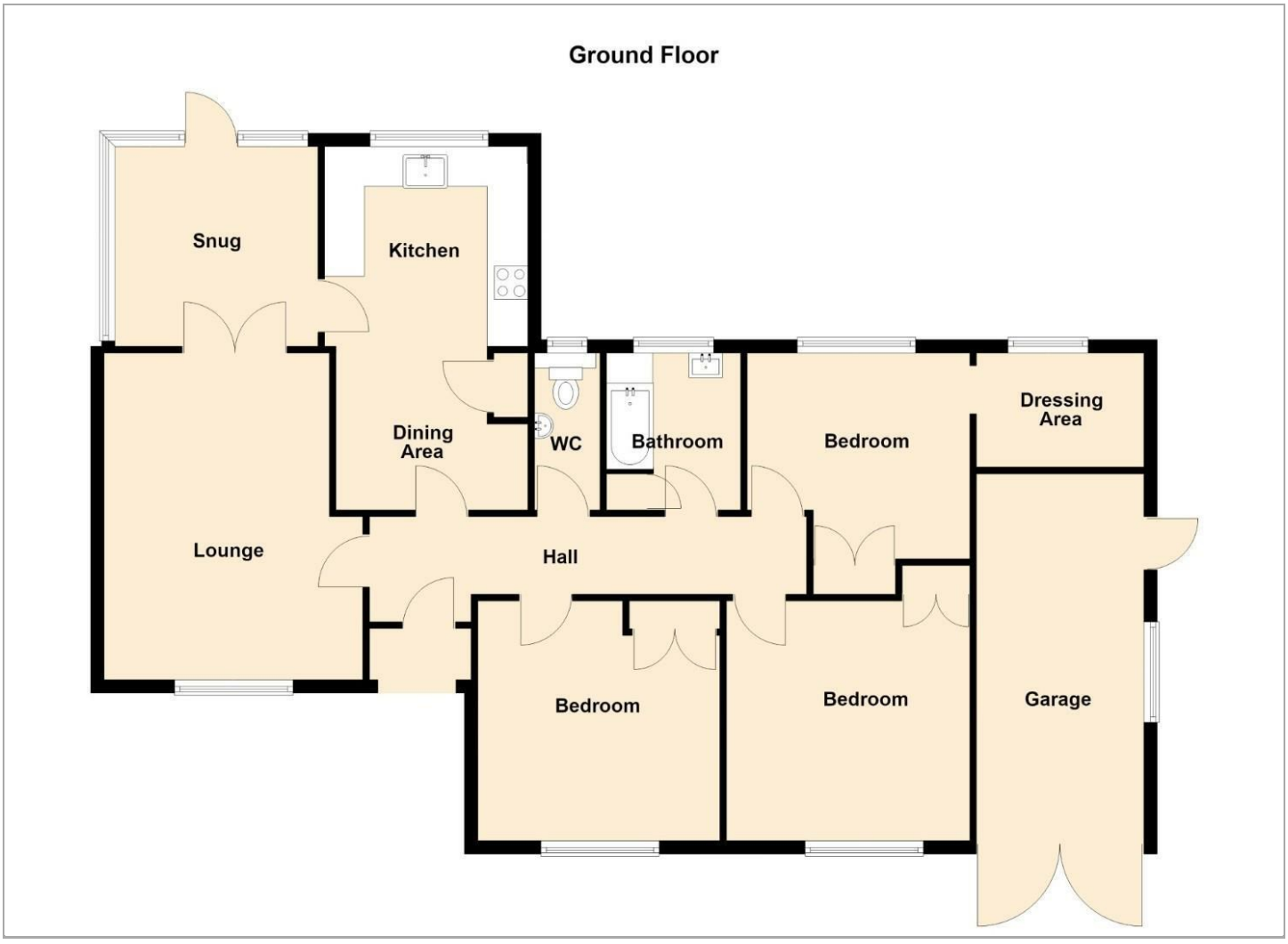






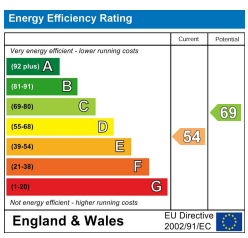


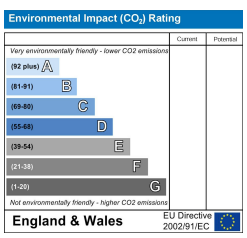




Viewing

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.