

**MOLYNEUX**  
ESTATE AGENTS



**St. Edmund Road**

Weeting, IP27

Guide price £220,000



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## Description

GUIDE PRICE £220,000- £230,000

Situated in the charming village of Weeting, this detached bungalow on St. Edmund Road offers an opportunity for those seeking a generous garden, with some additional land beyond the original garden included. With two well-proportioned bedrooms, this property is ideal for small families, couples, or those seeking a peaceful retirement retreat.

The accommodation is accessed via a welcoming entrance hall and includes the lounge, kitchen, two bedrooms and family bathroom.

This bungalow boasts oil-fired central heating, ensuring warmth during the cooler months, while the sealed unit UPVC windows enhance energy efficiency and provide a quiet indoor environment.

Outside, the property features a lawned rear garden, with patio area. Additionally, there is extra land included, offering further potential or simply more space to enjoy, making it a perfect home for gardening enthusiasts or those who enjoy outdoor activities. The front of the property is complemented by a driveway and garage, providing ample parking for multiple vehicles.

With no onward chain, this bungalow presents a fantastic opportunity for a smooth and swift purchase. The peaceful village setting of Weeting is highly desirable, offering a sense of community while still being conveniently located for local amenities. This property is not to be missed for anyone looking to settle in a tranquil yet accessible area.

## Measurements

Entrance Hall

Lounge - 12' 11" x 9' 10" max

Kitchen - 12' 11" x 9' 11" max

Bedroom 1 - 11' 11" x 10' 11"

Bedroom 2 - 9' 4" x 8' 10"

Bathroom - 6' 4" x 5' 4"

Council Tax band - B

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.

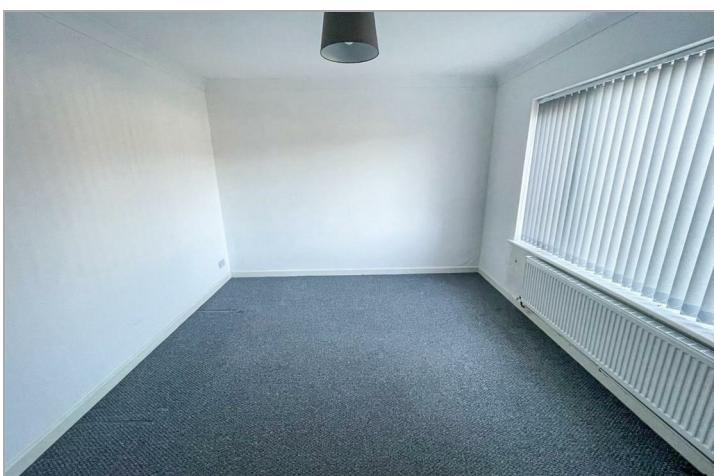
Whilst we intend to make our particulars as accurate as possible, measurements and statements are provided as a general guidance, they are not factual and should not be relied upon. Before ordering any carpets or built in furniture please contact the agent to verify any specific measurements.

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





## Ground Floor



## Viewing

Please contact our Brandon Office on 01842 818282 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs			
(F2 plus)	A		85
(G1-91)	B		
(H9-80)	C		
(I5-68)	D		
(J9-54)	E	54	
(K1-38)	F		
(L1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	

Very environmentally friendly - lower CO<sub>2</sub> emissions

(F2 plus) A

(G1-91) B

(H9-80) C

(I5-68) D

(J9-54) E

(K1-38) F

(L1-20) G

Not environmentally friendly - higher CO<sub>2</sub> emissions

Very energy efficient - lower running costs

(F2 plus) A

(G1-91) B

(H9-80) C

(I5-68) D

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(K1-38) F

(L1-20) G

Not energy efficient - higher running costs

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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