



# Fengate Drove

Weeting, IP27

Guide price £130,000

 2  1  2 



# Fengate Drove

Weeting, IP27

Guide price £130,000



## Description

Guide Price £130,000- £140,000. NO ONWARD CHAIN.

Located on Fengate Drove, Weeting, this detached bungalow presents a unique opportunity for those seeking a project to make their own. With two spacious reception rooms, this property offers ample space for relaxation and entertaining. The two well-proportioned bedrooms, both featuring built-in wardrobes, provide comfortable living quarters.

The kitchen and shower room, while functional, are in need of renovation, allowing you to tailor the space to your personal taste and style. The bungalow is equipped with electric storage heating.

Set on a generous plot, the property boasts a predominantly shingled rear garden, which offers low maintenance and the potential for landscaping to create your ideal outdoor retreat. Additionally, the property includes a garage and off street parking for multiple vehicles, making it convenient for families or those with multiple cars.

Although the bungalow is of non-standard construction and requires renovation, it presents a fantastic opportunity for buyers looking to invest in a property with great potential. With its peaceful location and spacious layout, this bungalow is a canvas waiting for your creative touch. Don't miss the chance to transform this property into your dream home.

## Measurements

Entrance Porch/ Hall

Lounge - 14' 10" x 9' 8" max

Dining Room - 11' 5" x 8' 6" max

Kitchen - 12' 2" x 10' 11"

Bedroom 1 - 9' 9" x 9' 9"

Bedroom 2 - 9' 8" x 8' 5"

Shower Room - 7' 3" x 5' 8"

Council Tax band - A

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.

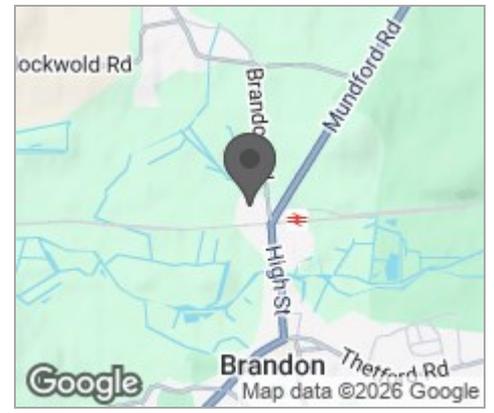
Floor plans are not to scale. They are provided for indication purposes and their accuracy should not be relied upon.

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**



**4 The Bungalows, Fengate Drove, Weeting**

**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		Current	Potential
Very energy efficient - lower running costs	(92 plus) <b>A</b>		
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	(92 plus) <b>A</b>		
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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