



Osborne Court

Brandon, IP27

Price £160,000

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Description

NO ONWARD CHAIN! This property enjoys a **GENEROUS SIZED REAR GARDEN** as well as **TOWN CENTRE LOCATION** and offers convenient access to shops and amenities. The property is also a short walk (0.6 miles) from the local recreational playing field and sports centre.

Downstairs the house comprises a welcoming entrance hall which includes a cloakroom W.C and stairs to the first floor landing. There is a fully fitted kitchen/ breakfast room offering a range of wall and base level units, stainless steel sink and ample space for a washing machine, cooker and fridge freezer. The downstairs accommodation is concluded by a useful storage cupboard and lounge which overlooks the rear garden.

Upstairs the property benefits from two bedrooms, including built in wardrobes to the master bedroom, in addition to a family bathroom and an airing cupboard housing the hot water cylinder. The bathroom comprises W.C, wash hand basin and a bath with shower attachment over.

Outside there is a generous rear garden which is predominantly laid to lawn with a small patio area for seating/ entertaining. There is also a useful brick built storage cupboard at the front of the property.

Measurements

Cloakroom W.C. - 4'7" x 2'6"

Lounge - 14'10" max x 13'9" max

Kitchen/ Breakfast Room - 12'1" x 7'10"

Bedroom - 13'7" max x 10'7" max

Bedroom - 10'7" max x 7'8" max

Family Bathroom - 6'7" x 5'9"

Agents Note

Council Tax Band - West Suffolk, 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.

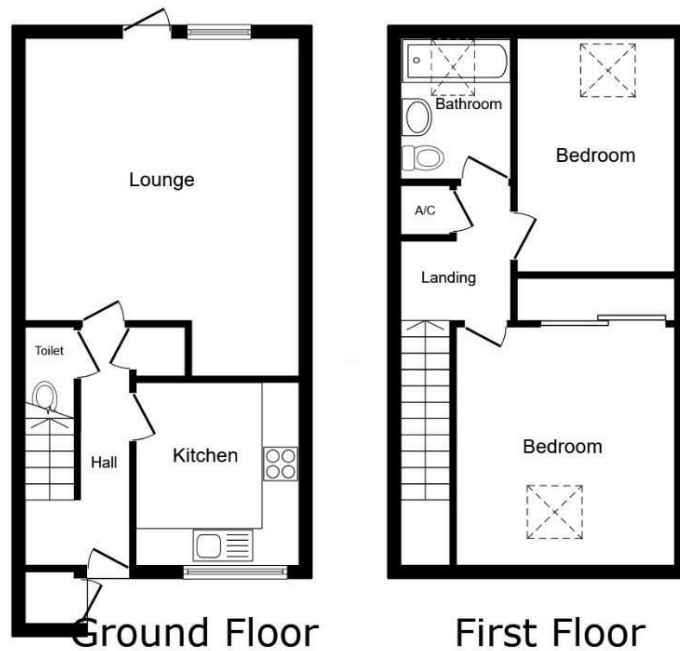
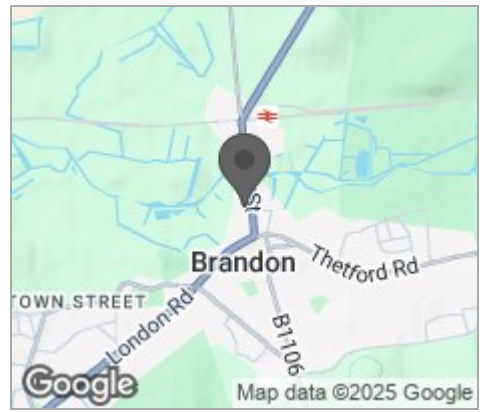
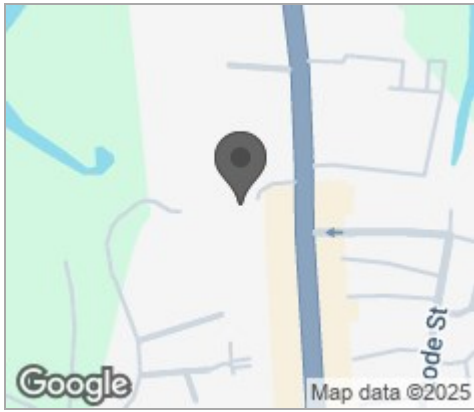
Whilst we intend to make our particulars as accurate as possible, measurements and statements are provided as a general guidance, they are not factual and should not be relied upon. Before ordering any carpets or built in furniture please contact the agent to verify any specific measurements. Floor plans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

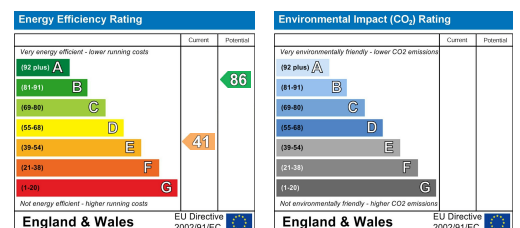




This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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