



London Road

Brandon, IP27

Guide price £230,000

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## Description

Guide Price £230,000 - £240,000! NO ONWARD CHAIN! This deceptively spacious semi-detached Victorian home benefits from an excellent location within close proximity to local amenities and enjoys a generous sized rear garden as well as garage off street parking.

Downstairs the house comprises a commodious open plan lounge/ dining room which includes a feature fireplace housing an attractive multi-fuel burner as well as stairs leading to the first floor landing. There is a fully fitted kitchen offering a range of wall and base level units, 1.5 bowl stainless steel sink and drainer, ample space for a range cooker within a recess framed by exposed beams and a sky light window which allows natural light to flood inside.

The downstairs accommodation is concluded by a generous sized downstairs bathroom comprising W.C, wash hand basin, heated towel rail and a corner jacuzzi bath as well as a separate utility room which provides additional space for a washing machine, tumble drier and American style fridge freezer. There is also a wall mounted gas combination boiler within the utility room which serves a gas fired central heating system.

The first floor landing includes a useful storage cupboard as well as a loft access hatch and provides access to three bedrooms. The master bedroom benefits from a mirrored built in double wardrobe as well as an L-shaped en suite shower room, whilst the second bedroom enjoys a large dressing area.

Outside the property benefits from garage off street parking at the furthest end of a generous sized rear garden. The garage includes an electric rolling door as well as personal door access to and from the garden.

There is an impressive bar/ games room which benefits from a wood burning stove, a separate fuse board to the house,

sockets and lights as well as bi-folding doors overlooking a modern patio area which is ideal for seating and entertaining. The rear garden also offers a decking area which houses a hot tub in addition to a large pergola over another patio area which is at the rear of this superb home and currently home to an outdoor kitchen and bbq set.

The kitchen and bbq set and hot tub may be available under separate negotiation. There is a small front garden which is laid to shingle as well as a side access gate which leads to the rear garden.

This property is conveniently located on the London Road which provides convenient access to Brandon High Street and is also within walking distance of a nearby Tesco supermarket and bus stop.

## Measurements

Lounge - 14'01" max x 12'00" max

Dining Room - 12'1" max x 11'00" max

Kitchen - 12'00" max x 11'4" max

Downstairs Bathroom - 12'4" x 6'7"

Utility Room - 7'6" x 4'7"

Bedroom - 11'1" x 9'7"

En Suite - 6'6" max x 6'4" max (L- Shaped)

Bedroom - 8'3" x 7'6"

Dressing Area - 11'5" x 7'4"

Bedroom - 11'1" x 6'6"

## Agents Note

Tel: 01842 818282

Access to the garage is via a shared driveway off of London Road. The neighbour also has right of access in front of the garage to their parking spaces.

The Buyer is advised to obtain verification of the tenure from their Solicitor. The agent has not reviewed the title documents for this property.

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.

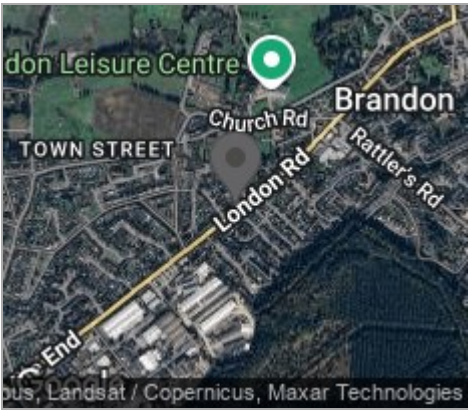
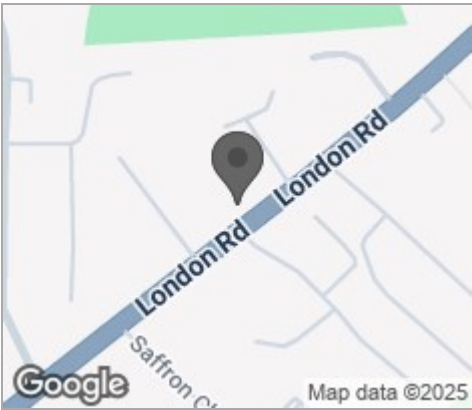
Whilst we intend to make our particulars as accurate as possible, measurements and statements are provided as a general guidance, they are not factual and should not be relied upon. Before ordering any carpets or built in furniture please contact the agent to verify any specific measurements.

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.

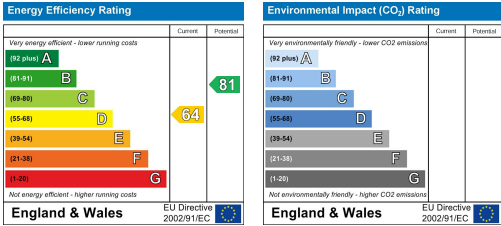






**Viewing**

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.