



Woodlands Rise

Brandon, IP27

Offers over £200,000

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Description

Molyneux Estate Agents are pleased to offer this detached bungalow with no onward chain!

The property has gas fired central heating plus sealed unit UPVC windows and doors. There are gardens to both the front and rear, as well as a brick built garage to the rear. The bungalow is situated in a sought after position looking over a green to the front.

The internal accommodation comprises an open plan lounge and dining area at the front of the home, both with windows to the front aspect, plus an external side door from the dining room. The kitchen includes a range of fitted wall and base units with worktop over, as well as an inset stainless steel sink and drainer. There is space for an oven, fridge freezer and washing machine, whilst the gas boiler is found within a built in cupboard. The kitchen has both a window and door to the side of the home.

The inner hallway has a built in cupboard housing the hot water tank, in addition to a ceiling hatch for access in to the loft space. Doors open from the hall to all three bedrooms, the family bathroom and separate W.C. The largest two bedrooms are both found at the rear of the home with windows looking over the rear garden, whilst bedroom three has a window to the side. The bathroom comprises both a bath and shower cubicle, as well as a wash hand basin and heated towel rail. The separate W.C is found adjacent, both rooms have a window to the side aspect.

Externally the front and rear gardens are laid to a combination of shingle and patio for ease of maintenance. The brick built garage has an up and over door to the front, power and light connected, plus a window and personal door at the rear opening to the back garden.

An internal viewing is now available, contact Molyneux Estate Agents to arrange.

Measurements

Lounge - 16' 10" x 11'

Dining Room - 15' 4" x 6' 2"

Kitchen - 11' 10" x 8' 1"

Inner Hall

Bedroom 1 - 11' 10" x 9' 11"

Bedroom 2 - 11' 11" x 8' 8"

Bedroom 3 - 10' 7" x 8' 7"

Bathroom - 8' 6" max x 5' 3" max

Separate W.C

Garage - 18' 7" x 8' 3"

Council Tax Band - C

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.

Tel: 01842 818282

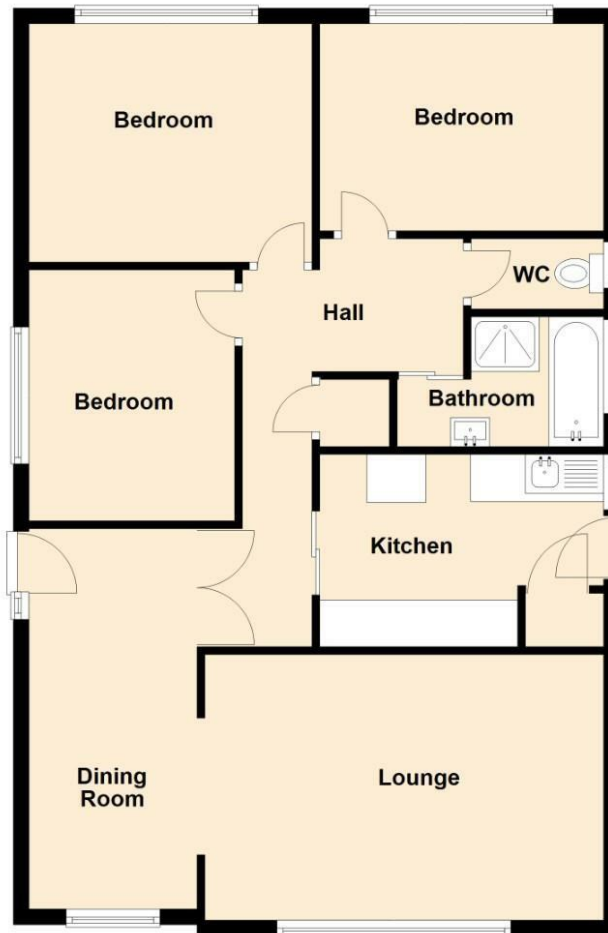
Items shown in photographs are not included unless they are detailed within the sales particulars. They may be available by separate negotiation. Please contact the agent with regards to this.

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



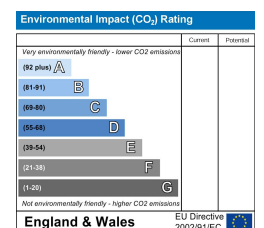
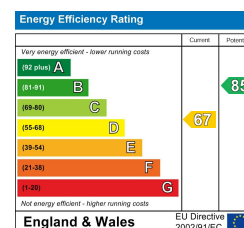


Ground Floor



Viewing

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



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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