



## Rowan Drive

Brandon, IP27

Price £180,000

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## Description

Molyneux Estate Agents are pleased to offer this terraced bungalow which has been fully refurbished to include a BRAND NEW kitchen and bathroom, as well as new carpets and flooring throughout, brand new windows and external doors, plus a new mains gas fired boiler and radiators throughout.

There is off street parking available in front of the home, as well as a nearby garage en block. The bungalow also enjoys a private rear garden, which is predominantly lawned, with a timber shed and rear gate for access.

The internal accommodation is accessed via a welcoming entrance hall, which has doors opening to the lounge, kitchen, bedroom and shower room. There is also a ceiling hatch for access in to the loft space.

The lounge is found at the front of the home and has a window to the front aspect, whilst the kitchen is to the rear. The brand new kitchen includes a range of wall and base units with worktop over. There is a built in oven with hob and extractor over, as well as an inset stainless steel sink and drainer with window above looking out to the garden. The kitchen has a built in cupboard housing the gas fired boiler, whilst a rear door opens from the kitchen to the rear garden.

The bedroom has a window looking over the rear garden, whilst the brand new shower room completes the accommodation. With a shower cubicle, W.C, wash hand basin and heated towel rail, plus a frosted window to the front aspect.

An internal viewing is now available and comes highly recommended!

Contact Molyneux Estate Agents of Brandon to arrange..

01842 818282

info@molyneuxestateagents.co.uk

## Measurements

Entrance Hall

Lounge - 15' 10" x 10' 10" max

Kitchen - 14' 2" x 7' 11" max

Bedroom - 12' 10" x 9' 10"

Shower Room - 7' x 6' 5"

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.

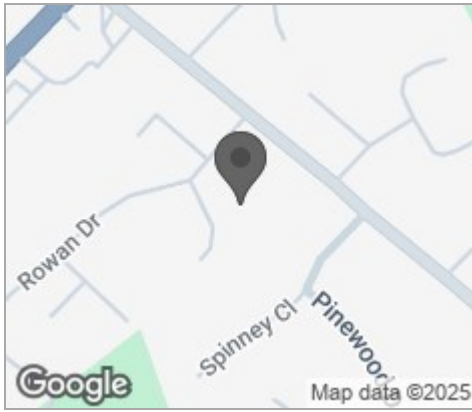
Items shown in photographs are not included unless they are detailed within the sales particulars. They may be available by separate negotiation. Please contact the agent with regards to this.

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

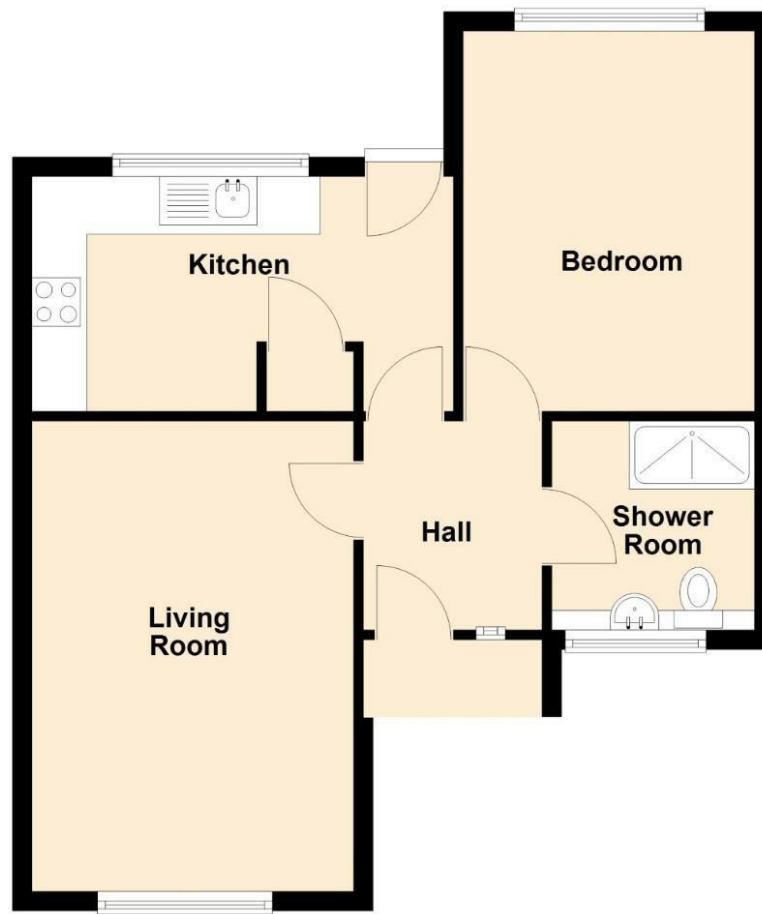
Tel: 01842 818282





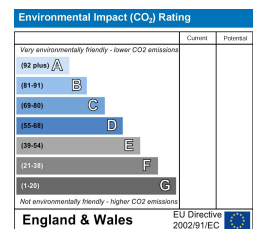
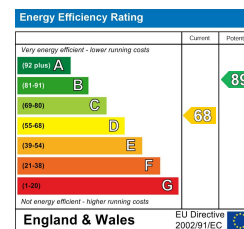


## Ground Floor



## 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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