



Hillside

Brandon, IP27

Offers over £300,000

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Description

Molyneux Estate Agents are excited to offer this well presented detached bungalow found in the sought after market town of Brandon.

The property boasts mains gas fired central heating, plus sealed unit UPVC windows and doors throughout.

The accommodation is accessed via a welcoming entrance/inner hall, with two built in cupboards and a ceiling hatch for access in to the loft space. There are four bedrooms, two of which boast en-suite shower rooms, with bedroom four currently used as a home office.

There is an additional modern shower room, plus kitchen/ breakfast room and lounge/ diner. The kitchen includes a range of fitted wall and base units with worktop over, as well as a useful breakfast bar. There is a built in oven with gas hobs and extractor above, an inset stainless steel sink and drainer, plus space for a fridge freezer and washing machine. The kitchen has two windows and a door opening to the rear garden. The lounge/ diner also has French doors opening to the rear garden, as well as a side window and skylight over the dining area, allowing for further natural light.

The garden is laid predominantly to lawn, whilst also enjoying a covered decking area ideal for a table and chairs, perfect for entertaining family and friends. The garden also has a timber shed, and can be accessed via a side gate to the left of the bungalow.

The front of the bungalow is mostly block paved, as well as a small area of garden laid to lawn. There is a brick built garage with up and over metal front door, and power and light connected. A craft room has been added to the rear of the garage, and also has power and light connected, plus a personal door to the rear garden.

An internal viewing comes highly recommended and is now available. Contact Molyneux Estate Agents to arrange.

Measurements

Entrance Hall

Lounge/ Diner - 22' x 12' 3"

Kitchen/ Breakfast Room - 16' 9" x 9' 11" max

Bedroom 1 - 17' 11" x 8' 9"

En-Suite - 7' 11" x 6' 1"

Bedroom 2 - 13' 5" x 10' 4"

En-Suite

Bedroom 3 - 13' 11" x 8' 10"

Bedroom 4/ Office - 8' 8" x 7' 8"

Shower Room - 7' 10" x 5' 2"

Garage - 22' 6" x 9' 7"

Craft Room - 13' 5" x 9' 1"

Council Tax band - C

We are supervised by HMRC and, as such, have an obligation under anti-money laundering regulations to conduct anti-money laundering checks on all potential buyers and sellers. We have partnered with Coadjute who will securely manage these checks on our behalf.

Once an offer is accepted (subject to contract) Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £27+ VAT per person will apply for these checks, and Coadjute will handle the

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payment for this service.

These anti-money laundering checks must be completed before we can send a Memorandum of Sale to solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

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.

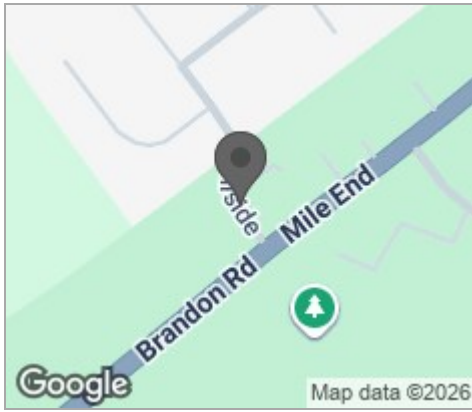
Floor plans are not to scale. They are provided for indication purposes and their accuracy should not be relied upon.

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.

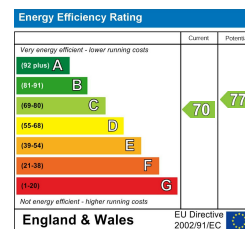
The buyer is advised to obtain verification of the tenure from their Solicitor. The agent has not reviewed the title documents for this property.





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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