



St. Francis Close

Brandon, IP27

Price £230,000

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Description

Found in the desirable St. Francis Close, this detached bungalow in the market town of Brandon presents an excellent opportunity for those seeking a comfortable and low-maintenance home. The property boasts two spacious double bedrooms, perfect for accommodating family or guests. The inviting lounge features a delightful bay window, allowing natural light to flood the room, creating a warm and welcoming atmosphere.

The well-appointed kitchen/ breakfast room provides a practical space for culinary endeavours and casual dining. The bungalow is equipped with a wet room, ensuring convenience and ease of use. With gas-fired central heating and solar panels, the home offers energy efficiency and warmth throughout the year.

Outside, the property is complemented by low-maintenance gardens at both the front and rear, ideal for those who prefer to spend their time enjoying their surroundings rather than tending to extensive landscaping. The block-paved driveway provides ample parking for up to three vehicles, while the garage and shed offer additional storage solutions.

This delightful bungalow is offered with no onward chain, making it an attractive proposition for buyers looking to move in swiftly. With its prime location and thoughtful features, this property is sure to appeal to a variety of potential homeowners. Don't miss the chance to make this lovely bungalow your new home in Brandon.

Measurements

Entrance Hall

Lounge - 15' 10" x 10' 8" max (plus bay window)

Kitchen/ Breakfast Room - 15' 9" x 10' 7"

Bedroom 1 - 11' 5" x 10' 8"

Bedroom 2 - 10' 7" x 9' 3"

Wet Room - 7' 5" x 5'

Council Tax Band - 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.

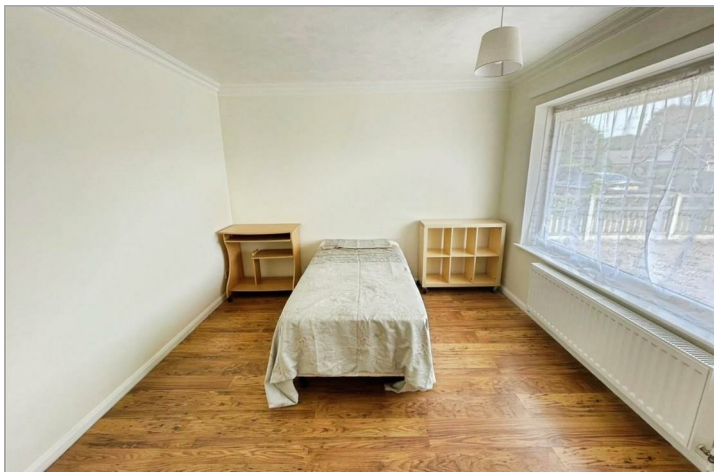
Before ordering any carpets or built in furniture please contact the agent to verify any specific measurements.

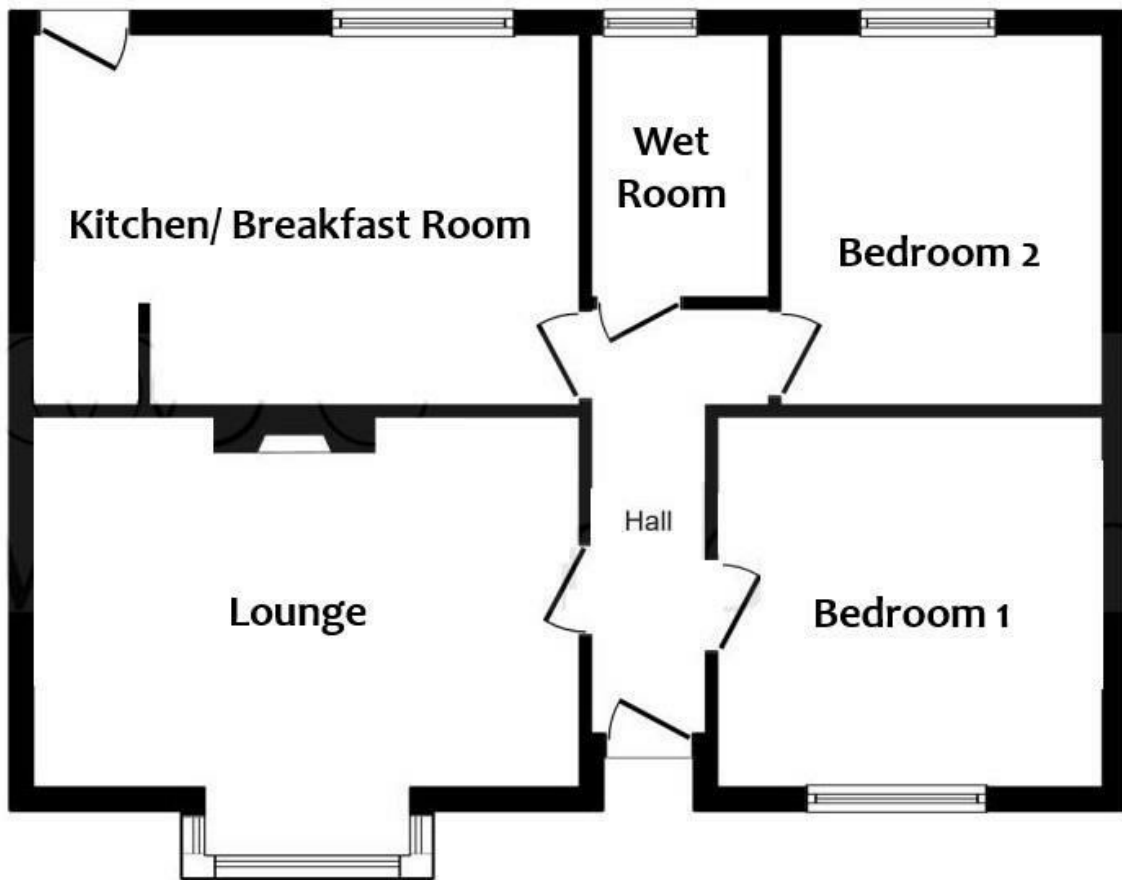
Floor plans are not to scale. They are provided for indication purposes and their accuracy should not be relied upon.

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





Floor Plan

Viewing

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

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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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