



George Street

Brandon, IP27

Offers over £140,000

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Description

This property is available with NO ONWARD CHAIN and enjoys a CONVENIENT TOWN CENTRE LOCATION with OFF STREET PARKING. The property would be ideal for, but is not limited to, FIRST TIME BUYERS or INVESTMENT!

Upon entering the property you will find a lounge which includes stairs to the first floor landing, plus a downstairs cloakroom W.C. To the rear of the house there is a fully fitted kitchen/ breakfast room which offers a range of wall and base level units, stainless steel sink and drainer, integrated fridge/ freezer and cooker with extractor hood over, space for a washing machine as well as a wall mounted gas boiler which serves the gas fired central heating system.

Upstairs there are two bedrooms whilst the internal accommodation is concluded by a family bathroom comprising W.C, wash hand basin and a bath with shower attachment over.

There is a fully enclosed concrete rear garden, including a useful timber storage shed, and driveway off street parking immediately in front of the house.

Measurements

Cloakroom W.C - 4'4" x 2'5"

Lounge - 13'9" max x 9'5" max

Kitchen/ Breakfast Room - 10'8" max x 9'5" max

Bedroom - 13'00" max x 9'4" max

Bedroom/ Study - 11'4" max x 4'8" max

Family Bathroom - 8'00" x 4'3"

Agents Note

Council Tax Band - West Suffolk, 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.

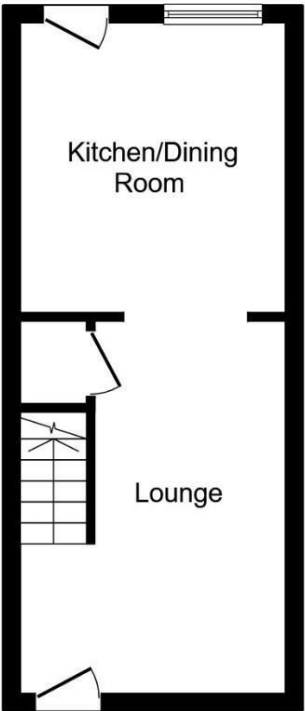
Floor plans are not to scale. They are provided for indication purposes and their accuracy should not be relied upon.

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.

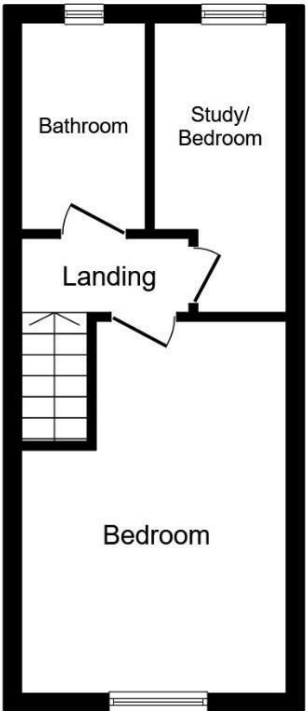
The Buyer is advised to obtain verification of the tenure from their Solicitor. The agent has not reviewed the title documents for this property.

Tel: 01842 818282





Ground Floor

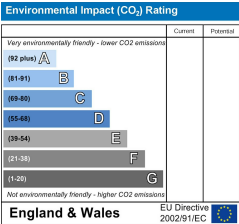
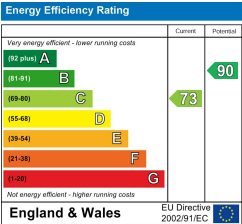


First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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.