



Eriswell Road

Brandon, IP27

Guide price £190,000



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Description

Guide Price £190,000 - £200,000! This terraced home has been exceptionally WELL PRESENTED THROUGHOUT and enjoys a PLEASANT LOCATION overlooking Lakenheath Pavilion cricket field. The house would be ideal for, but is not limited to, first time buyers and investment and also benefits from a GARAGE plus off street parking space.

Downstairs the house comprises a welcoming entrance hall with ample space to remove coats and shoes, stairs leading to the first floor landing plus a downstairs W.C with wash hand basin. There is a lounge with window to the front of this modern home, as well as a useful understairs cupboard which is plumbed for a washing machine.

The downstairs accommodation is concluded by a fully fitted kitchen/ dining room which includes a range of wall and base level units, 1.5 bowl stainless steel sink and drainer as well as an undercounter oil boiler which serves the oil fired central heating system. There is ample space for a freestanding fridge, freezer, washing machine and cooker which the seller is prepared to include in their sale.

Upstairs the house includes two double bedrooms, both of which include built in wardrobes, as well as a family bathroom which comprises W.C, wash hand basin and bath with electric shower over.

The house enjoys a small front garden which is laid to lawn with a path leading to the front door, whilst the rear garden is fully enclosed and predominantly laid to lawn with a small patio for seating/ entertaining. The rear garden also includes a rear access gate which leads to the garage (middle of three) and a parking space immediately in front.

Measurements

Cloakroom W.C - 5'8" x 2'8"

Lounge - 14'7" max x 10'8" max

Kitchen/ Dining Room - 14'3" x 8'8"

Bedroom - 12'00" max x 11'5" max

Bedroom - 11'10" x 7'7"

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

Garage - 17'4" max x 9'7" max

Agents Note

Council Tax Band - West Suffolk, 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.

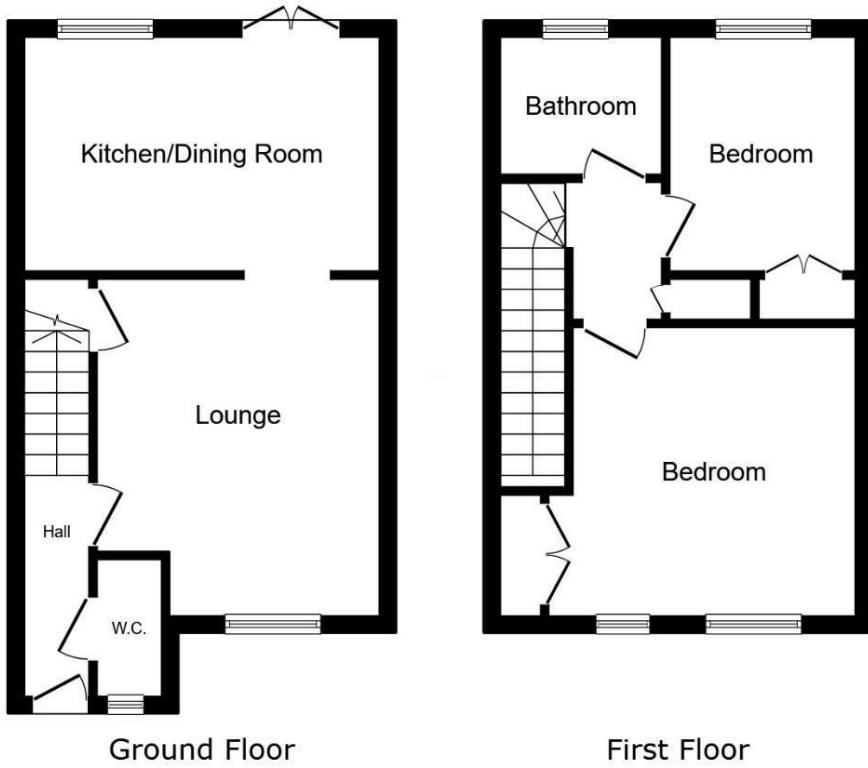
Whilst we intend to make our particulars as accurate as possible, measurements and statements are provided as a general guidance, they are not factual and should not be relied upon. Before ordering any carpets or built in furniture please contact the agent to verify any specific measurements.

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.





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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(F2 plus)	A		
(61-91)	B		
(60-80)	C		
(55-68)	D		
(50-54)	E	67	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(F2 plus)	A		
(61-91)	B		
(60-80)	C		
(55-68)	D		
(50-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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