



Riverside Way

Brandon, IP27

Price £140,000

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Description

NO ONWARD CHAIN! This two bedroom cluster house enjoys **CLOSE PROXIMITY** to High Street amenities and is conveniently located within **WALKING DISTANCE** of Brandon Train Station as well as Aldi supermarket.

Downstairs the house comprises an entrance hall which includes a useful understairs storage cupboard as well as doors leading into both the kitchen and lounge.

The fully fitted kitchen offers a range of wall and base level units, 1.5 bowl sink unit and draining board, integrated cooker with electric hob and extractor hood fitted over as well as ample space for further appliances. There is also a wall mounted Baxi boiler (serviced September 2025) which serves a gas fired central heating system.

The lounge includes stairs leading to the first floor landing. Upstairs there are two bedrooms in addition to a family bathroom comprising W.C, bath with shower attachment over and wash hand basin.

It is also worth noting there is a useful external storage cupboard to the front of the property as well as two allocated parking spaces.

Measurements

Entrance Hall - 6'11" x 3'6"

Lounge - 12'8" max x 11'7" max

Kitchen - 11'6" x 6'3"

Bedroom - 11'6" max x 11'3" max

Bedroom - 11'7" x 6'5"

Family Bathroom - 7'9" x 4'2"

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.

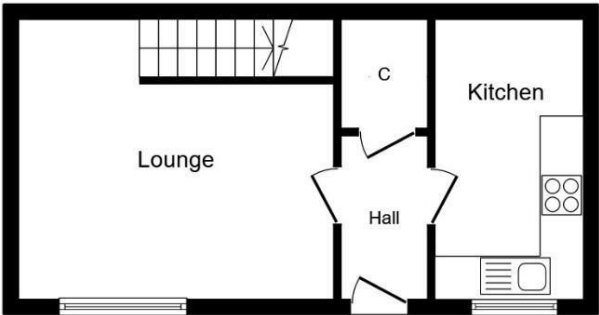
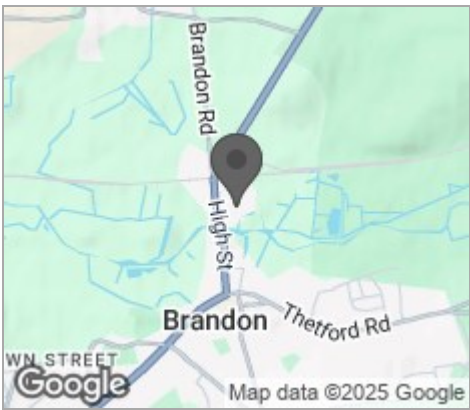
Floor plans are not to scale. They are provided for indication purposes and their accuracy should not be relied upon.

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.

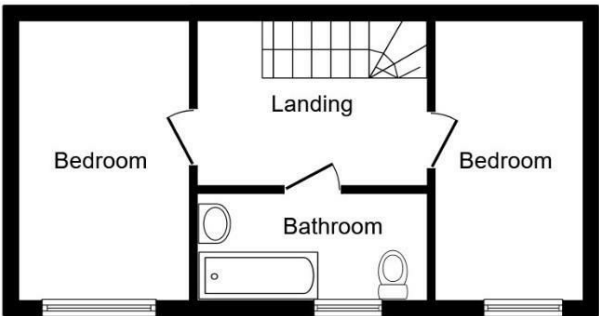
The Buyer is advised to obtain verification of the tenure from their Solicitor. The agent has not reviewed the title documents for this property.

Tel: 01842 818282





Ground Floor

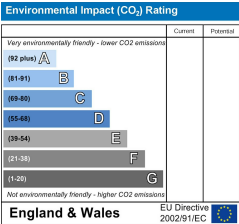
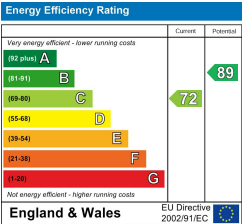


First Floor

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.