

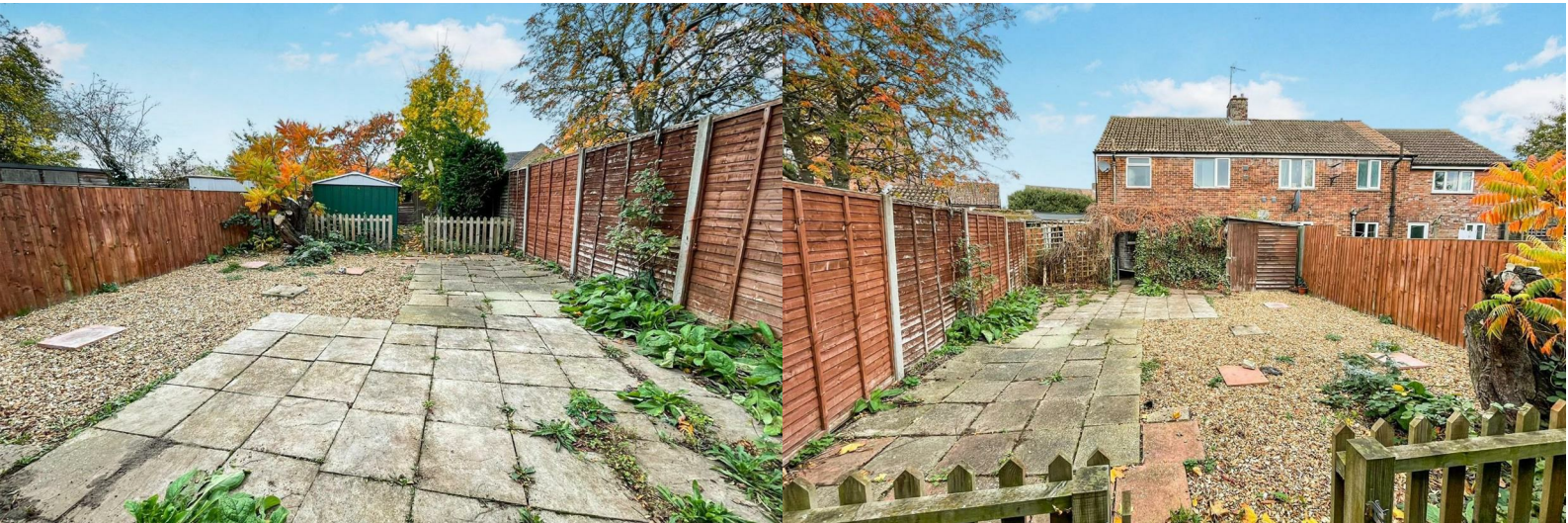


Queens Road

Brandon, IP27

Price £180,000

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Description

Located in the sought after market town of Brandon, this established semi-detached home on Queens Road offers a delightful blend of comfort and convenience. With three well-proportioned bedrooms, this property is perfect for families or those seeking extra space. The upstairs features a shower room and a separate W.C., ensuring practicality for daily living.

On the ground floor, you will find a welcoming lounge that provides a cosy space for relaxation, alongside a separate dining area ideal for entertaining guests or enjoying family meals. The kitchen is at the rear, and opens to a useful covered area with doors to a brick store, as well as the front and rear gardens.

The property benefits from gas-fired central heating, ensuring warmth and comfort throughout the colder months. Outside, the generous garden presents a wonderful opportunity for outdoor activities, gardening, or simply enjoying the fresh air. Additionally, there is a timber garage and convenient vehicular access to the rear, enhancing the property's functionality.

With no onward chain, this home is ready for you to move in and make it your own, with modernisation required throughout. Whether you are a first-time buyer or looking to settle in a friendly community, this semi-detached house on Queens Road is a fantastic opportunity not to be missed.

Measurements

Entrance Hall

Dining Room - 12' 6" max x 8' 10"

Lounge - 12' 5" max x 12' 11"

Kitchen - 9' 5" x 6' 4"

Stairs to first floor landing

Bedroom 1 - 12' 8" x 9' plus recess

Bedroom 2 - 11' 1" plus door recess x 9' 4"

Bedroom 3 - 8' 9" x 8' 5"

Shower Room

Separate W.C

Council Tax band - 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.

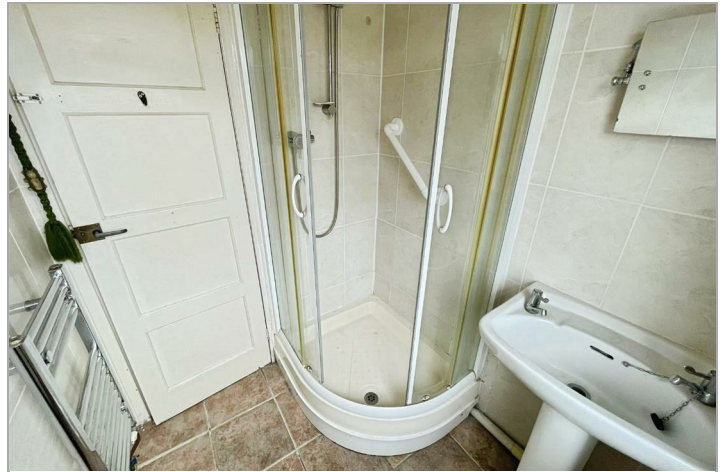
Whilst we intend to make our particulars as accurate as possible, measurements and statements are provided as a general guidance, they are not factual and should not be relied upon. Before ordering any carpets or built in furniture please contact the agent to verify any specific measurements.

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.

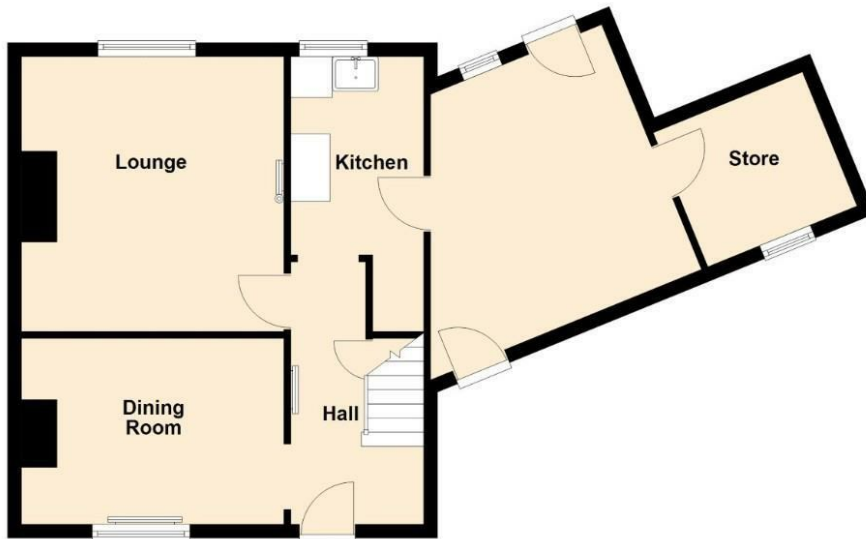
The Buyer is advised to obtain verification of the tenure from their Solicitor. The agent has not reviewed the title documents for this property.

Tel: 01842 818282





Ground Floor

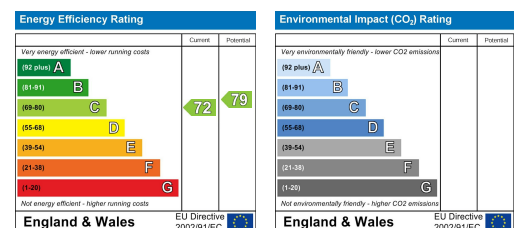


First Floor



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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