



# Woodlands Rise

Brandon, IP27

Price £250,000

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## Description

Situated in the desirable Woodlands Rise of Brandon, this attractive detached bungalow is a MUST VIEW!. Built in 1970, the property is set on a generous plot, featuring well-maintained lawned gardens both at the front and rear. The rear garden is particularly inviting, boasting a lovely decking area ideal for outdoor relaxation, as well as a timber shed equipped with power, providing ample storage or workspace.

Upon entering, you are welcomed into a spacious lounge/diner that fills the home with natural light, creating a warm and inviting atmosphere. The functional kitchen is well-equipped for everyday cooking needs. The bungalow comprises three comfortable bedrooms located at the rear, ensuring a peaceful retreat, along with a modern family bathroom and a separate W.C for added convenience.

For those with vehicles, the property offers off street parking in front of a brick garage situated at the rear of the home, providing additional storage or workshop space. The bungalow is fitted with gas-fired central heating and sealed unit UPVC windows and doors, ensuring warmth and energy efficiency throughout the year.

This property is ideally located near a green area, perfect for children to play, and is in close proximity to local schools, making it an excellent choice for families. With its appealing features and sought-after location, this bungalow presents a wonderful opportunity for anyone looking to settle in a friendly community.

## Measurements

Entrance Porch & Hall

Lounge/ Diner - 19' 11" x 11' 10" max

Kitchen - 13' 7" max x 11' 8" max

Bedroom 1 - 11' 11" x 9' 11"

Bedroom 2 - 11' 10" x 7' 7"

Bedroom 3 - 10' 1" x 9' 11"

Bathroom - 6' 8" x 5' 2"

Separate W.C

Garage - 16' 8" x 7' 10"

Council Tax band - C

We are supervised by HMRC and, as such, have an obligation under anti-money laundering regulations to conduct anti-money laundering checks on all potential buyers and sellers. We have partnered with Coadjute who will securely manage these checks on our behalf.

Once an offer is accepted (subject to contract) Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £27+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service.

These anti-money laundering checks must be completed before we can send a Memorandum of Sale to solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

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.

Tel: 01842 818282

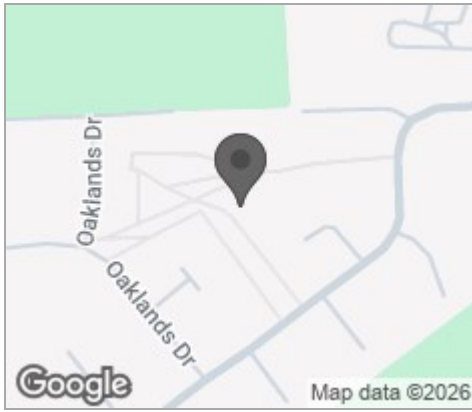
Before ordering any carpets or built in furniture please contact the agent to verify any specific measurements.

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.

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

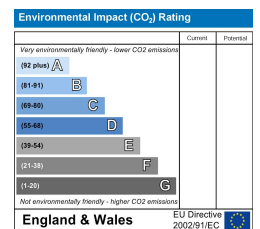
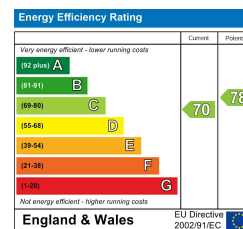




This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability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

## 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.

49A HIGH STREET, BRANDON, SUFFOLK, IP27 0AQ

TEL: 01842 818282 EMAIL: INFO@MOLYNEUXESTATEAGENTS.CO.UK WWW.MOLYNEUXESTATEAGENTS.CO.UK