



Beechfields

Brandon, IP27

Price £220,000

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## Description

Located in the desirable cul-de-sac of Beechfields in the market town of Brandon, Suffolk, this delightful detached bungalow is offered CHAIN FREE. Built in circa 1993, the property boasts a well-thought-out layout, featuring a spacious entrance hall that welcomes you into the home.

The heart of the bungalow is the inviting lounge/diner, complete with an electric fireplace feature that adds a touch of warmth and character. This area is perfect for both relaxation and entertaining. The kitchen is functional and well-equipped, making meal preparation a breeze. The bungalow comprises two generously sized double bedrooms, each with windows that overlook the rear garden, allowing for plenty of natural light.

The family bathroom is conveniently located, and the property benefits from gas-fired central heating, ensuring a cosy atmosphere throughout the year. The sealed unit UPVC windows and doors enhance energy efficiency and security.

Outside, the bungalow features a driveway with a carport, providing ample off street parking. The private rear garden is predominantly lawned, adorned with floral borders and a variety of established shrubs and hedging. Additionally, there are three timber sheds for storage, making it easy to keep your outdoor space tidy.

With no onward chain, this property is ready for you to move in and make it your own. Whether you are looking for a first home, a retirement retreat, or an investment opportunity, this bungalow in Brandon is a must-see!

## Measurements

Entrance Hall

Lounge - 16' 4" x 11' 11" max

Kitchen - 10' 4" x 9' 6"

Bedroom 1 - 13' 1" x 9' 8" plus door recess

Bedroom 2 - 10' 4" x 8' 10" 1"

Bathroom - 6' 11" x 5' 6"

Council Tax band - B

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. 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.

Tel: 01842 818282

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.

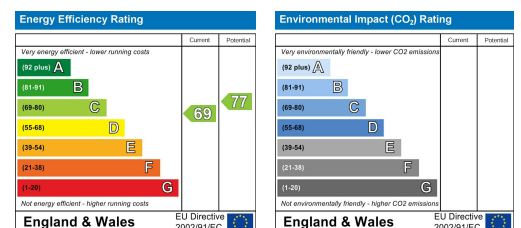




This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability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

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