



Princes Close

Brandon, IP27

Price £210,000

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Description

Located within the Princes Close cul de sac, in Brandon, this modern detached bungalow offers a delightful living experience. Built in 2009, the property features two well-proportioned bedrooms and a contemporary shower room, as well as a spacious lounge and functional kitchen, making it an ideal choice for small families, couples, or those seeking a comfortable retirement home.

The bungalow is offered with NO ONWARD CHAIN, and enjoys gas fired central heating, off street parking and an enclosed rear garden.

As you enter, you are welcomed into a spacious entrance hall, which includes two built in cupboards, one of which houses the gas fired boiler. The spacious lounge is found at the end of the hall way, and has windows to the front, side and rear aspects, allowing for lots of natural light, plus a door opening to the rear garden.. The kitchen is thoughtfully designed, providing functionality for all your culinary needs.

The enclosed rear garden is predominantly laid to lawn whilst also featuring a patio area, offering a private outdoor space for gardening enthusiasts. A recently installed timber shed, and an additional potting shed provide useful storage, ensuring that your outdoor space remains tidy and organised. Furthermore, the property benefits from off-street parking for one vehicle, conveniently located beside the rear garden.

This bungalow is situated in a sought after market town, allowing for a quiet lifestyle while still being close to local amenities. With no onward chain, this property is ready for you to move in and make it your own.

An internal viewing is now available, contact Molyneux Estate Agents to arrange.

01842 818282
info@molyneuxestateagents.co.uk

Measurements

Entrance Hall

Lounge - 15' 10" x 11' 11"

Kitchen - 9' 2" x 7' 11" max

Shower Room - 7' 8" x 6' 4"

Bedroom 1 - 13' max x 9' 7"

Bedroom 2 - 9' 4" max x 8' 6" max

Council Tax band - 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.

Tel: 01842 818282

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.

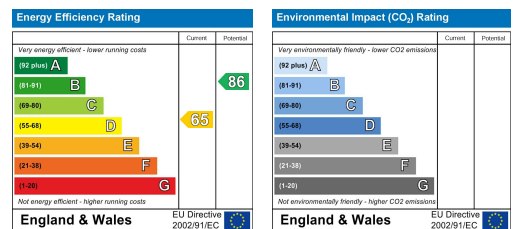
These anti-money laundering checks must be completed before we can send a Memorandum of Sale to solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.





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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