

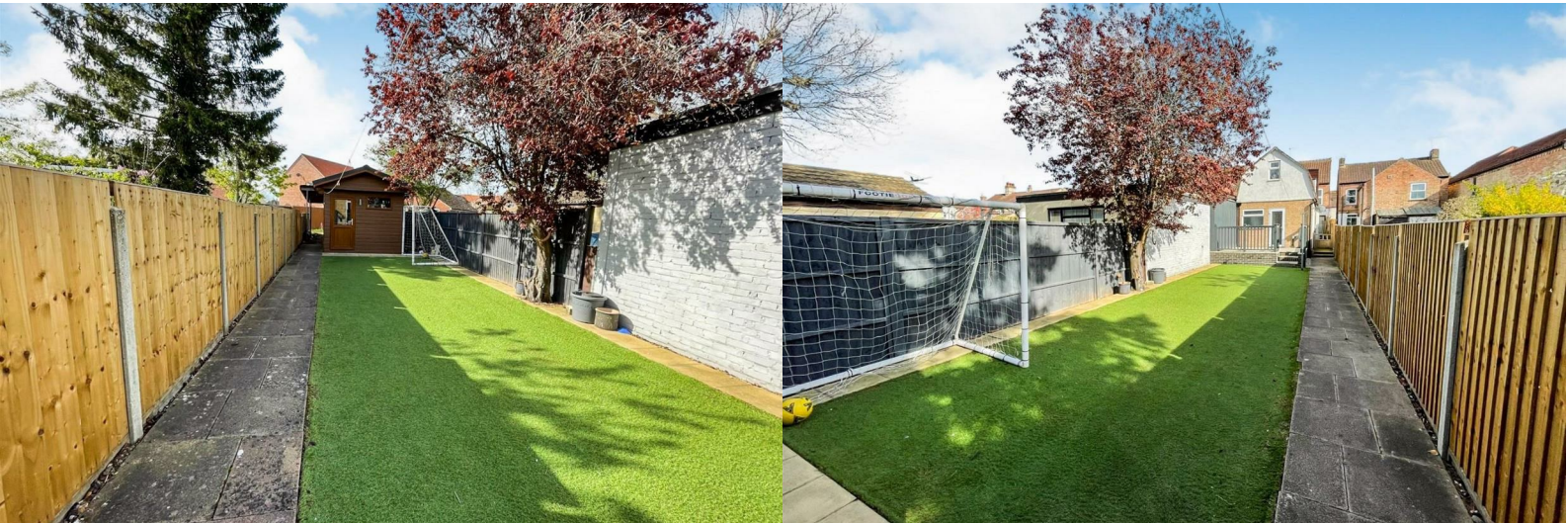


London Road

Brandon, IP27

Price £260,000

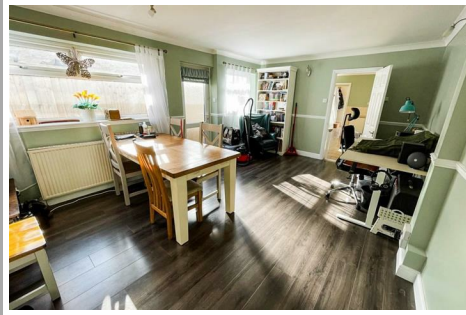
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Description

Situated on London Road in Brandon, this charming end-terrace house offers an impressive c.1775 square feet of living space, making it an ideal family home. With three well-proportioned bedrooms, plus an additional room that can serve as a home office, this property caters to modern living needs.

The ground floor features a spacious lounge that invites relaxation, alongside a dining/family room perfect for entertaining. The kitchen is well-equipped, and the convenience of a utility room and cloakroom adds to the practicality of the layout. Additionally, the ground floor is complemented by a stylish shower room, enhancing the home's functionality.

Upstairs, you will find a family bathroom that serves the two largest bedrooms, ensuring ample facilities for all. The property is further enhanced by gas-fired central heating and sealed unit UPVC windows and doors, providing comfort and energy efficiency throughout.

Outside, the immaculate rear garden is a delightful retreat, featuring a patio area and an artificial lawn, making it low-maintenance yet inviting. A garden shed offers extra storage, while parking for two vehicles, including a carport at the rear, adds to the convenience of this home.

Situated directly opposite Tesco supermarket and within easy reach of Brandon High Street, residents will enjoy a wealth of amenities right on their doorstep. This property is a perfect blend of space, comfort, and location. Do not miss the opportunity to view this exceptional home; call now to arrange a viewing.

Measurements

Entrance Hall

Lounge - 24' 1" max x 14' 6" max

Dining/ Family Room - 17' 5" x 12' 2"

Kitchen - 12' x 11' 8"

Shower Room - 8' 5" x 4' 8"

Utility Area - 5' 5" x 5' 1"

Cloakroom

Stairs to first floor landing to front

Bedroom 1 - 14' 5" max x 12' 6"

Bedroom 2 - 14' 4" plus door recess x 8' 6"

Stairs to first floor landing to rear

Bedroom 3 - 15' 8" x 8' 7"

Office/ Study

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.

Tel: 01842 818282

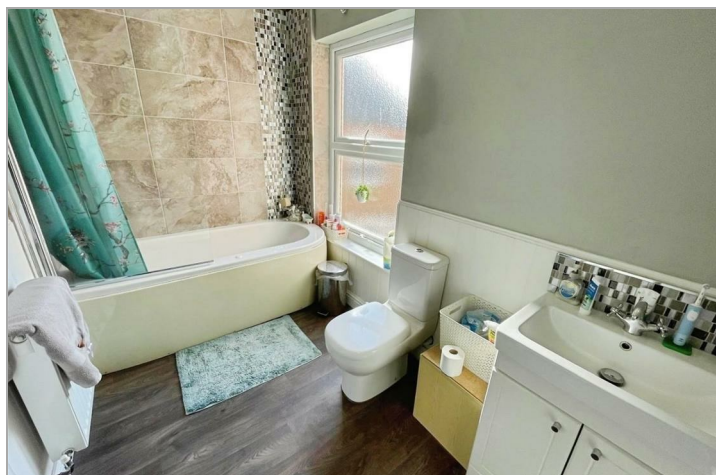
Items shown in photographs are not included unless they are detailed within the sales particulars. They may be available by separate negotiation. Please contact the agent with regards to this.

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

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.

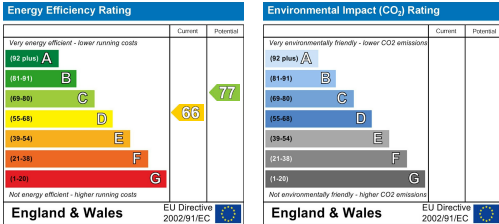




This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability 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 firms employment has the authority to make or give any representation or warranty in respect of the property.