



# High Street

Brandon, IP27

Guide price £210,000

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## Description

Guide Price £210,000- £220,000.

Offered to the market with no onward chain is this recently renovated and modernised semi detached bungalow found within a cul de sac position in the market town of Brandon. The property is found within close proximity to the various town centre amenities, as well as the train station, with links to Norwich, Cambridge and Ely.

The bungalow has gardens to the front and rear, both predominantly laid to lawn, with a side gate allowing access from front to back and vice versa. The rear garden is predominantly South facing for those who enjoy the sunshine. There is also a shingled driveway to the front providing ample off street parking. The bungalow has a gas fired central heating system, with the boiler tucked away within a built in cupboard in the kitchen. The boiler was installed in August of 2019 by British Gas and the buildings regulation compliance certificate is available. The property also enjoys the benefit of sealed unit UPVC doors and windows throughout.

The internal accommodation is accessed via a welcoming entrance hall, with internal doors opening to the lounge, kitchen, both bedrooms and the shower room. The shower room is fully tiled, with a walk in shower, W.C, wash hand basin and heated towel rail. The kitchen is a MUST SEE, and is fully fitted, to include a built in oven with hob and extractor over, as well as an integrated fridge, freezer, dishwasher and washing machine! There is a window above the inset stainless steel sink and drainer looking out to the rear garden, plus a side door for access. The kitchen also has a useful built in pantry style cupboard, and another housing the boiler as previously mentioned.

An internal viewing comes highly recommended and is by appointment with Molyneux Estate Agents of Brandon, please contact us to arrange at your convenience!

01842 818282

info@molyneuxestateagents.co.uk

## Measurements

Entrance Hall

Lounge - 14' 5" x 9' 7" max

Kitchen - 14' 4" max x 9' 10" max

Bedroom 1 - 11' 2" max x 10' 7"

Bedroom 2 - 8' 9" x 8' 1"

Shower Room - 5' 10" x 5' 5"

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.

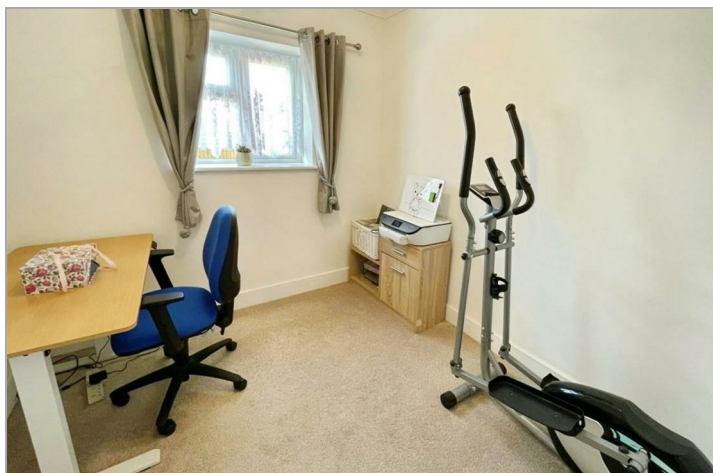
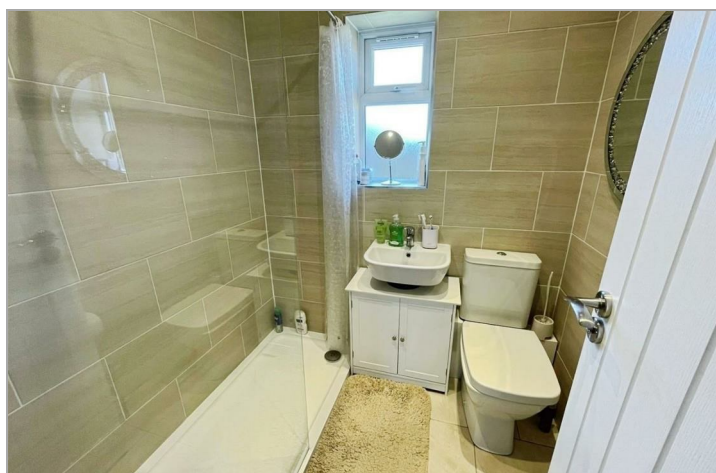
Tel: 01842 818282

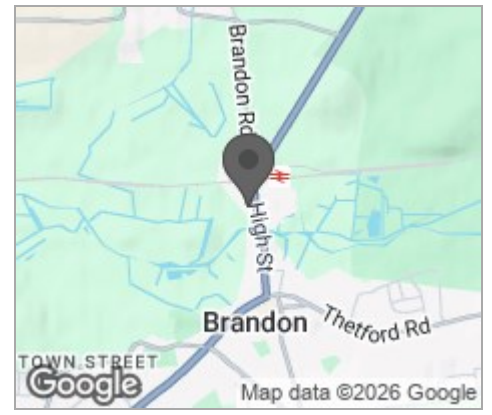
The Buyer is advised to obtain verification of the tenure from their Solicitor. The agent has not reviewed the title documents for this property.

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.



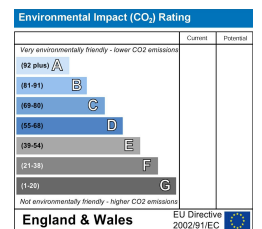
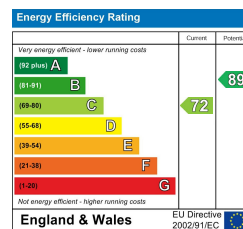


**Floor Plan**

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

**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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