



# Willow Close

Brandon, IP27

Price £160,000

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## Description

This semi-detached bungalow is available with no onward chain and enjoys a CUL-DE-SAC location on the outskirts of Brandon Market Town. The bungalow offers close proximity to the picturesque Thetford Forest and also boasts a gas fired central heating system with a new boiler having been installed in October 2024.

The bungalow has been extended historically to include a lounge/ dining room, complete with wall mounted air conditioning unit, as well as a conservatory which overlooks the rear garden.

There is also a fully fitted kitchen which offers a range of wall and base level units plus ample space for a washing machine, dishwasher, cooker and fridge freezer.

There are two bedrooms, the largest of which enjoys French doors also overlooking the rear garden, whilst the internal accommodation is concluded by a family bathroom comprising W.C, wash hand basin, heated towel rail and a bath with shower over. There is also a cupboard housing the recently installed, wall mounted gas boiler.

Outside, the bungalow includes a fully enclosed, lawned rear garden with a side access gate as well as useful timber storage shed beneath a car port.

## Measurements

Lounge/ Dining Room - 19'6" x 8'8" max narrowing to 7'3" min

Conservatory - 8'3" x 7'3"

Kitchen - 8'2" x 6'6"

Bedroom - 11'8" max narrowing to 7'10" min x 9'8" max narrowing to 5'7" min

Bedroom - 8'9" x 7'6"

Family Bathroom - 7'9" max x 5'7" max

## Agents Note

Council Tax Band - West Suffolk, A.

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.

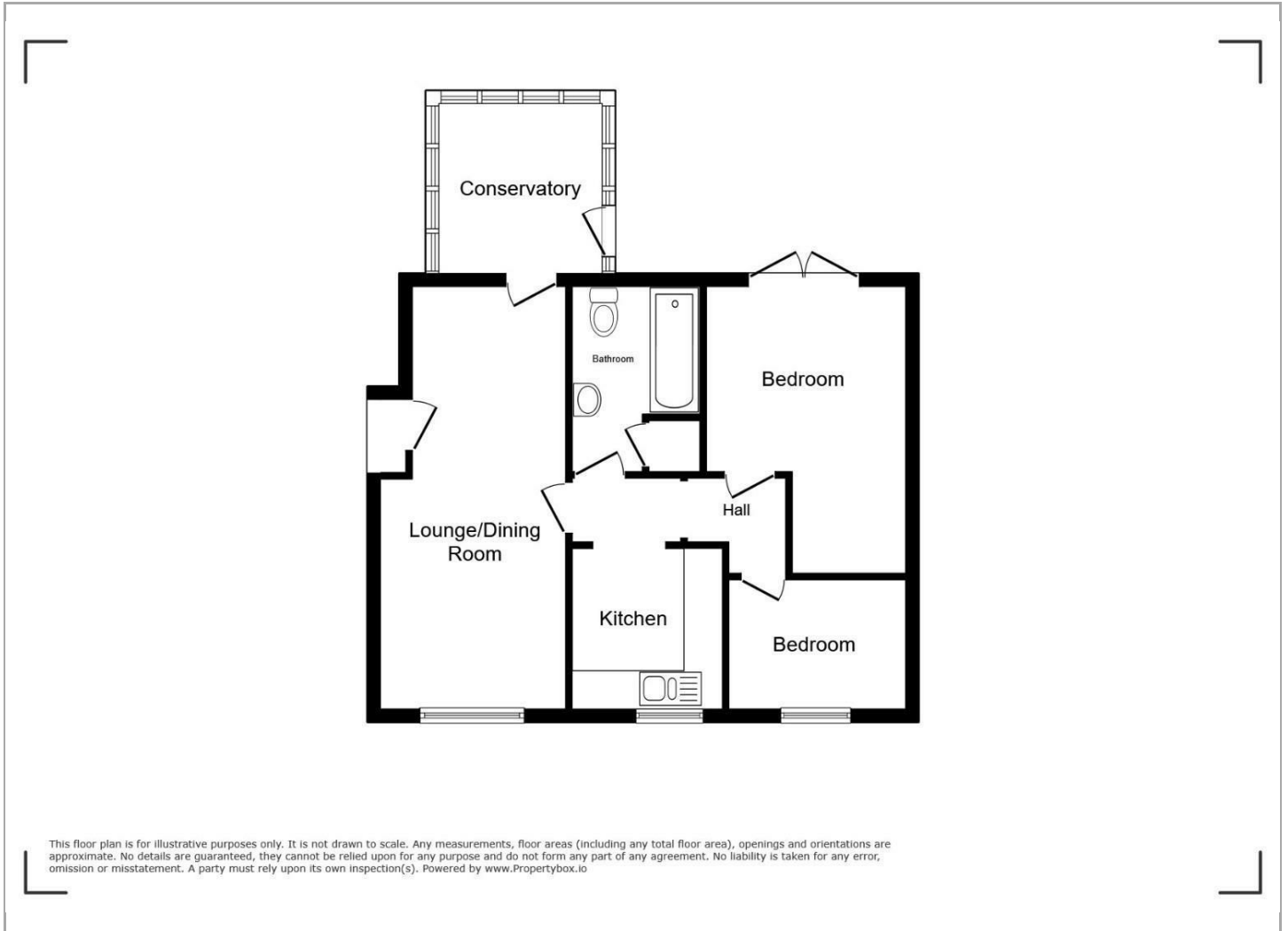
Floor plans are not to scale. They are provided for indication purposes and their accuracy should not be relied upon.

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.

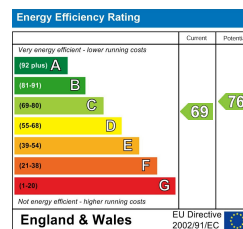
Tel: 01842 818282





## 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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