MOLYNEUX
ESTATE AGENTS

Field Road

Brandon, IP27

Guide price £170,000

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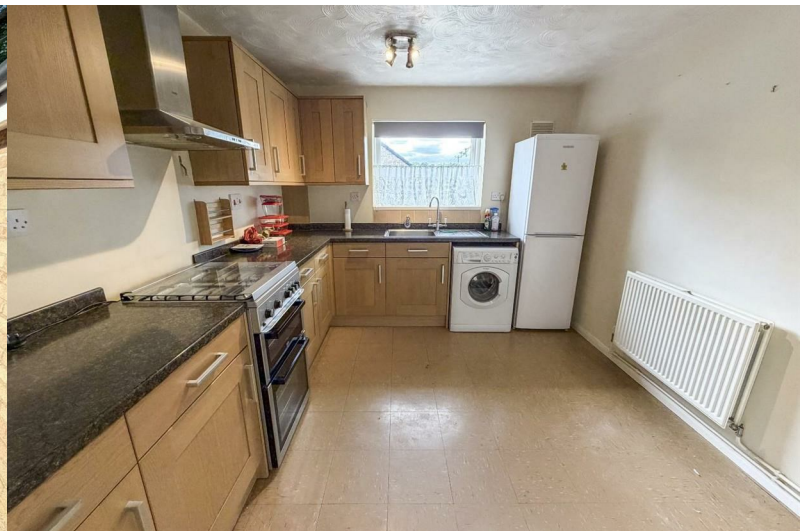

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Description

Guide Price = £170,000 to £180,000. Offered to the market with NO ONWARD CHAIN, this charming semi-detached bungalow offers a delightful blend of comfort and convenience. The property features two well-proportioned bedrooms, including a generous principal bedroom with extensive built-in wardrobes, making it an ideal choice for small families, couples, or those seeking a peaceful retirement retreat.

Upon entering, you are welcomed into a tiled porch complete with radiator and a rear door. The wide entrance hall beyond the front door extends throughout the property, with a useful storage cupboard adjoining. Fitted with a range of wall and base units, as well as space for appliances, the delightful kitchen and dining room are designed for both functionality and enjoyment, overlooking a small green. At the heart of the home is a spacious living room with central fireplace, that provides an inviting, light-filled space designed for comfortable living and hosting guests with ease. The bungalow is completed by the shower room, which included a corner shower, toilet and basin, and benefits from gas-fired central heating system, powered by a combi boiler, ensuring warmth and comfort throughout the seasons.

One of the standout features of this property is the enclosed rear garden, which backs on to the picturesque forest. The garden is complemented by two brick-built sheds, providing ample storage for gardening tools or outdoor equipment.

With no onward chain, this bungalow presents a seamless opportunity for prospective buyers to move in without delay.

Measurements

Porch - 11'7" x 7'7" max

Entrance Hall

Lounge - 16'4" x 10'5" max

Kitchen - 11'3" x 10'

Bedroom 1 - 11'7" x 11'1"

Bedroom 2 - 9'3" x 7'11"

Shower Room - 5'9" x 5'7"

Anti Money Laundering (AML) and Identification

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.

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.

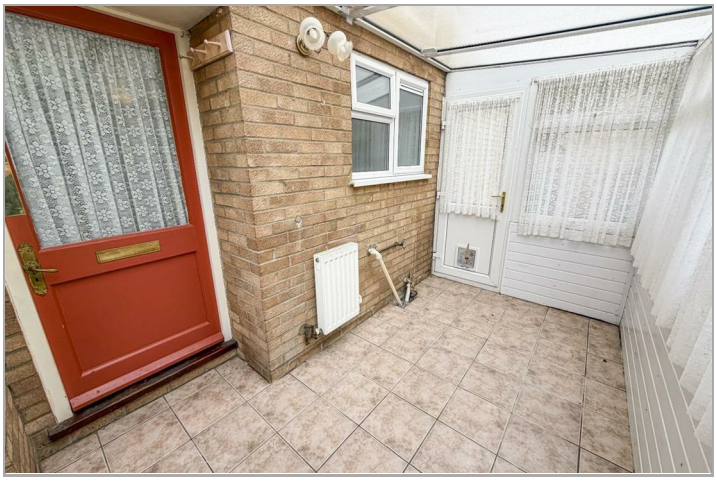
Whilst we intend to make our particulars as accurate as possible, measurements and statements are provided as a general guidance, they are not factual and should not be relied upon. Before ordering any carpets or built in furniture please contact the agent to verify any specific measurements.

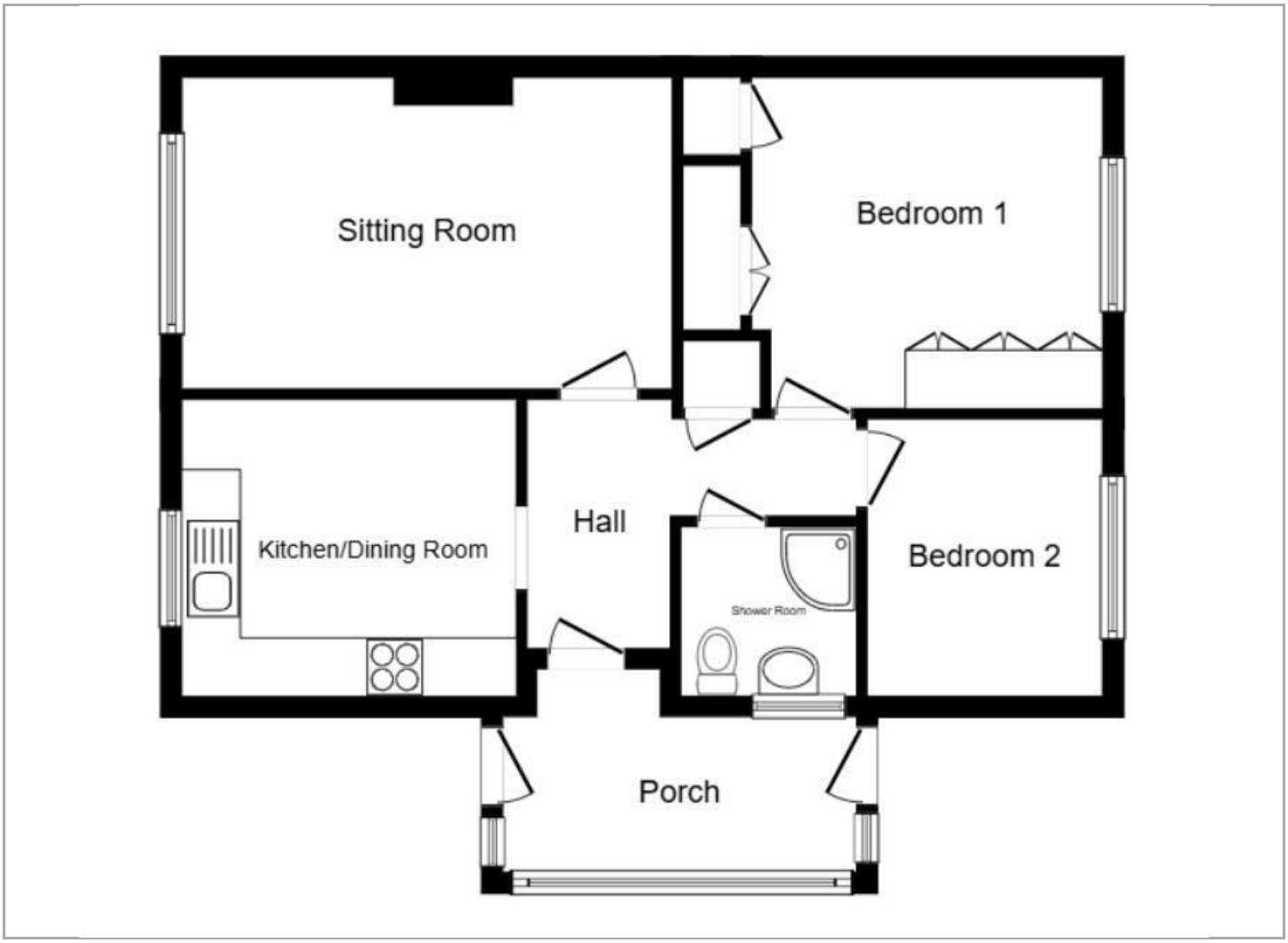
Tel: 01842 818282

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.

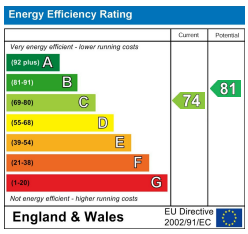
The Buyer is advised to obtain verification of the tenure from their Solicitor. The agent has not reviewed the title documents for this property.

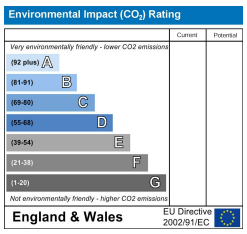




Viewing

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.

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