



# London Road

Brandon, IP27

Price £190,000

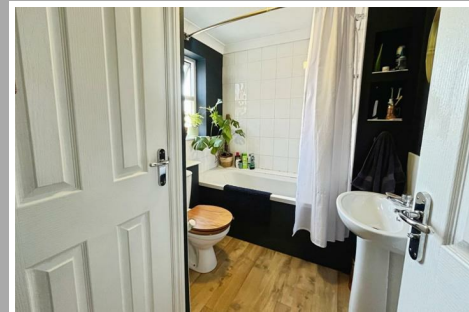
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# London Road

Brandon, IP27

Price £190,000



## Description

This established terraced home is conveniently located in Brandon market town, within walking distance of a Tesco supermarket, and also a short distance from Brandon High Street shops and amenities. There are also multiple bus routes which pass the property providing excellent local transport links.

Upon entering the property you will find a lounge to the front of the home, with a feature fireplace, and a separate dining room which provides ample space for a table and family dining area. The dining room includes stairs to the first floor landing, as well as a door leading outside, whilst the downstairs accommodation is concluded by the fully fitted kitchen.

The kitchen is located to the rear of the property, overlooking the garden, and offers a range of wall and base level units, 1.5 bowl stainless steel sink and drainer, integrated cooker with five ring gas hob and extractor hood fitted over, space for freestanding fridge freezer and washing machine as well as a wall mounted boiler which serves the gas fired central heating system.

There is also a useful storage cupboard beneath the stairs, accessed via double doors between the lounge and dining room.

Upstairs, the property benefits from two double bedrooms and includes an en suite W.C in addition to the family bathroom which comprises W.C, wash hand basin and bath with electric shower over, plus an airing cupboard housing the hot water cylinder.

Stairs lead from the first floor landing into the boarded and insulated loft space which provides a useful storage area and includes cupboard storage space within the roof eaves, as well as a Velux skylight window.

Outside, the property includes a small front garden which is

enclosed by a low level picket fence, whilst a fantastic feature of this home is the exceptionally large rear garden. The garden is a long and narrow configuration and includes a modern patio, ideal for seating/ entertaining, as well as a variety of mature trees, shrubs and plants.

There is also a workshop/ garage at the furthest end of the garden, which does require some finishing work, and includes front and also double back entrance doors which would allow for vehicular access in front of an additional off street parking space.

## Measurements

Lounge - 12'2" max x 12'1" max

Dining Room - 12'2" x 10'00"

Kitchen - 12'2" x 6'6"

Bedroom - 15'3" max (9'3" min) x 12'00"

Bedroom - 9'11" x 9'2"

En Suite W.C - 3'8" x 3'6"

Family Bathroom - 8'3" max x 6'7" max

Loft - 11'8" max x 8'10" max

## 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

Tel: 01842 818282

will apply for these checks, and Coadjute will handle the payment for this service.

indication purposes and their accuracy should not be relied upon.

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.

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.

#### Agents Note

There is a shared drive-way, located beside 193 London Road, which provides vehicular access to the off street parking space at the rear of this property.

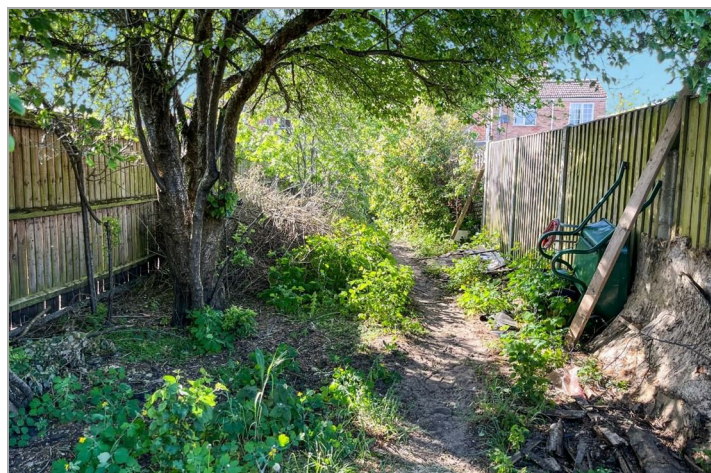
The Buyer is advised to obtain verification of the tenure from their Solicitor. The agent has not reviewed the title documents for this property.

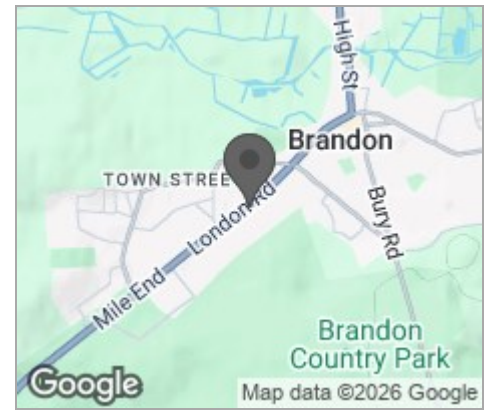
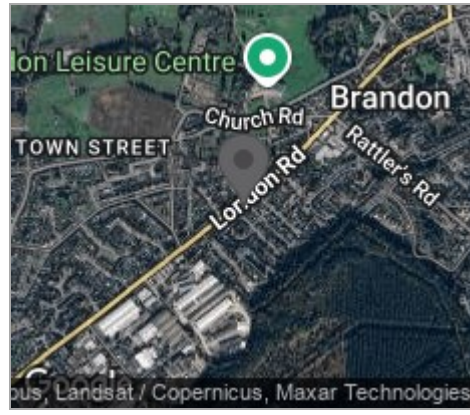
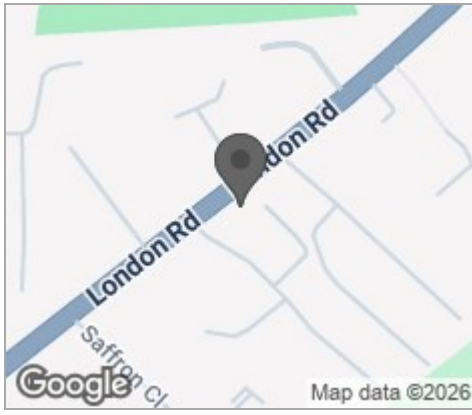
Council Tax Band - West Suffolk, B.

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.

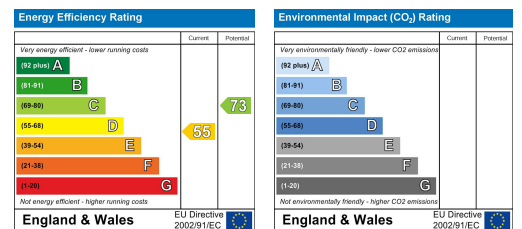
Floor plans are not to scale. They are provided for





## 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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