MOLYNEUX
ESTATE AGENTS

Rowan Drive

Brandon, IP27

Guide price £180,000

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Description

Situated in the highly sought-after Rowan Drive, this semi-detached bungalow is offered with NO ONWARD CHAIN.

The entrance hall leads you into a welcoming lounge at the front of the home, whilst the kitchen is found to the rear, with a conservatory added, with doors opening to the rear garden.
The bungalow features two comfortable bedrooms, perfect for restful nights, and a wet room that adds to the practicality of the home.

The large rear garden is a true highlight, predominantly laid to lawn and complete with a garden pond and a timber shed, offering a wonderful outdoor retreat for gardening enthusiasts.

For those with vehicles, the property boasts ample parking, with a brick garage and driveway for added convenience. Its prime location ensures easy access to local amenities, including Tesco and the picturesque Brandon Country Park, making it an ideal spot for both families and retirees alike.

With no onward chain, this property is ready for you to make your own. Internal viewing is highly recommended to fully appreciate the potential of this lovely bungalow. Don’t miss the opportunity to secure a home in this desirable area.

Measurements

Entrance Hall

Lounge - 15' 10" x 10' 8" max

Kitchen - 8' 10" x 8' 9" plus door recess

Conservatory - 10' 6" max x 8' 9"

Bedroom 1 - 11' 10" x 9' 11"

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

Wet Room

Agents Note

Council Tax band - 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.

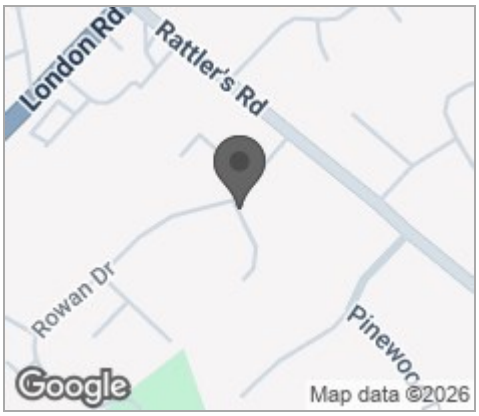
The Buyer is advised to obtain verification of the tenure from their Solicitor. The agent has not reviewed the title documents for this property.

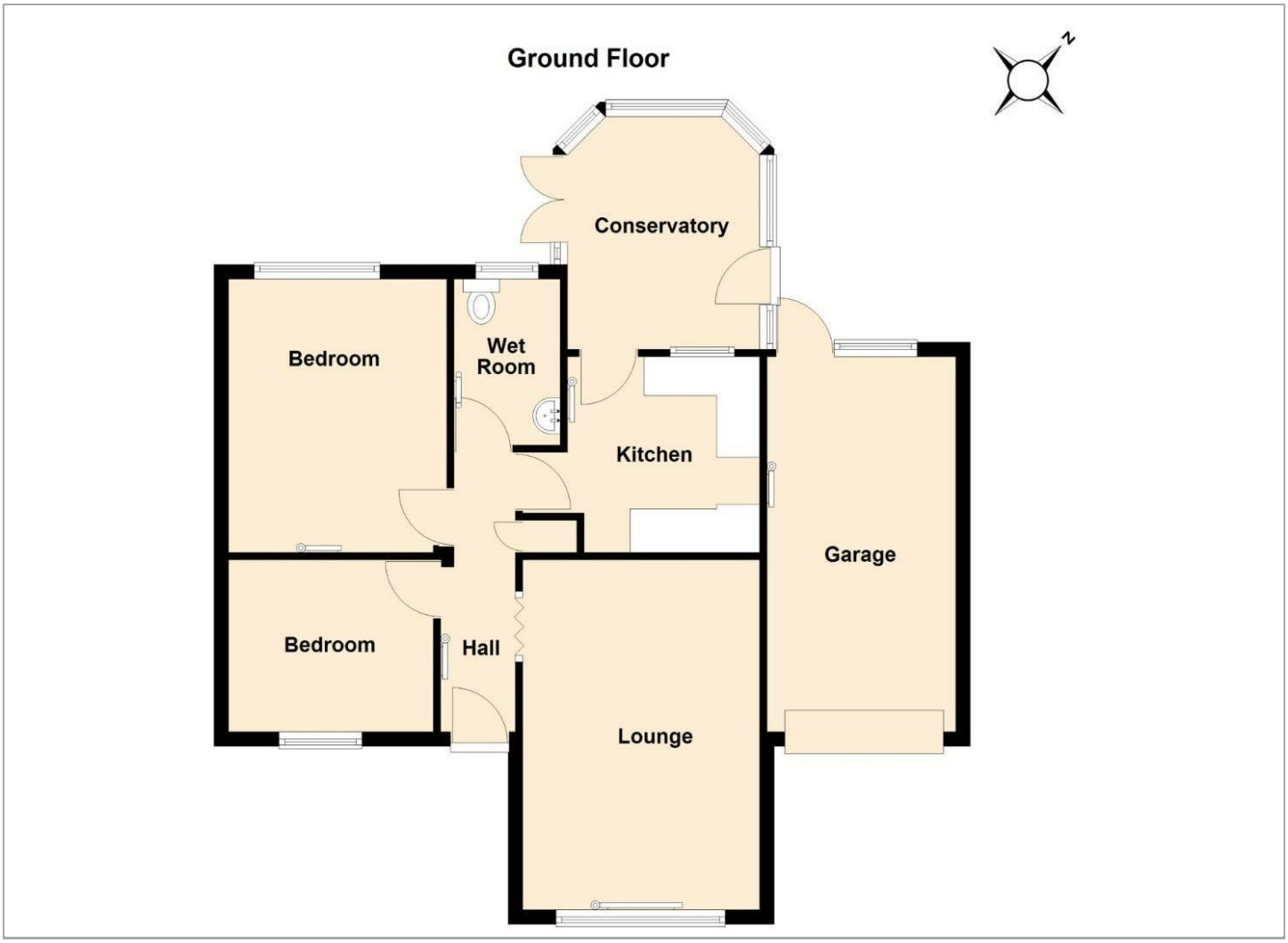
We are supervised by HMRC and, as such, have an obligation under anti-money laundering regulations to conduct anti-money laundering checks on all potential buyers and sellers. We have partnered with Coadjute who will securely manage these checks on our behalf.

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.

Tel: 01842 818282

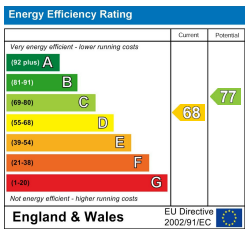
These anti-money laundering checks must be completed before we can send a Memorandum of Sale to solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

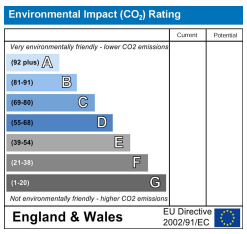




Viewing

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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