MOLYNEUX
ESTATE AGENTS

The Paddocks

Brandon, IP27

£210,000

2 1 1 D

The Paddocks

Brandon, IP27

£210,000

Description

Situated in the sought after setting of The Paddocks, Brandon, this detached bungalow offers a delightful blend of comfort and convenience. The property has been thoughtfully adapted from a three-bedroom layout to a spacious two-bedroom home, providing ample room for relaxation and entertaining.

Upon entering, you are greeted by a generous lounge that serves as the heart of the home, perfect for unwinding after a long day or hosting friends and family. The two well-proportioned bedrooms offer a peaceful retreat, ensuring a restful night's sleep.

The property boasts an enclosed rear garden, ideal for enjoying the outdoors in privacy. Additionally, a detached garage provides valuable storage space or the potential for a workshop, additionally there is on street parking available to the rear of the property.

Situated close to the stunning Thetford Forest, residents can easily access a wealth of outdoor activities, from leisurely walks to adventurous cycling trails. This location is perfect for those who appreciate nature and the great outdoors.

We highly recommend viewing this delightful bungalow to fully appreciate its charm and potential. Whether you are looking for a peaceful retreat or a family home, this property is sure to impress.

Measurements

Lounge - 18'5" max x 11'11" max

Kitchen/Diner - 15'3" x 8'11"

Bedroom One - 12'2" x 9'3" max

Bedroom Two - 8'11" x 8'10"

Bathroom

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, 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.

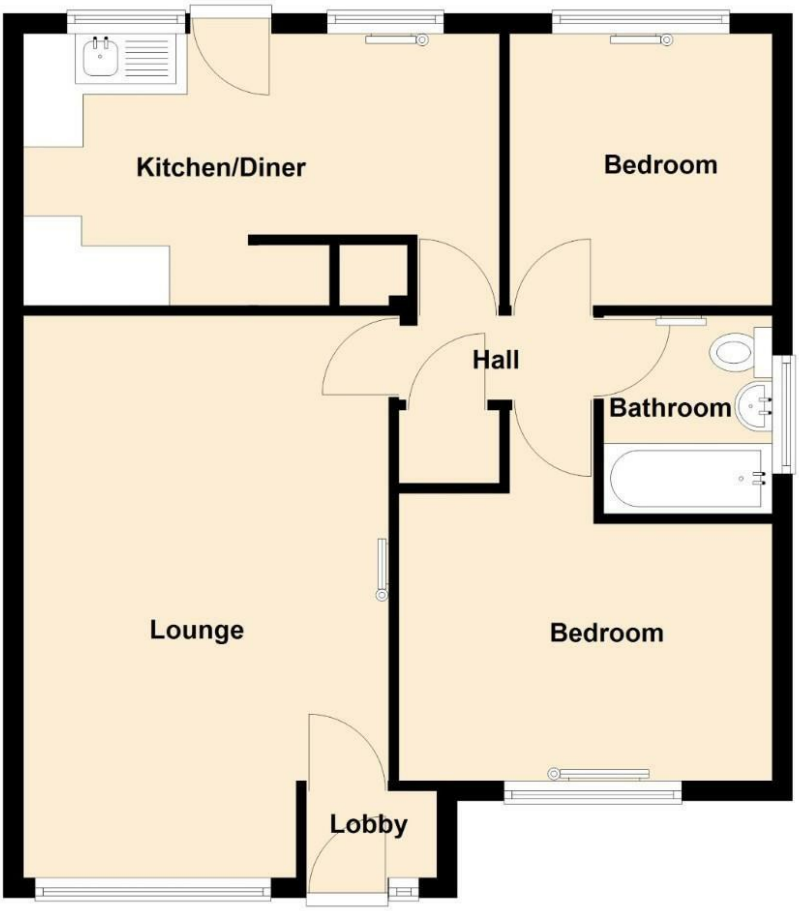
Floor plans are not to scale. They are provided for indication purposes and their accuracy should not be relied upon.

Items shown in photographs are not included unless they are detailed within the sales particulars. They may be available by separate negotiation.

Tel: 01842 818282

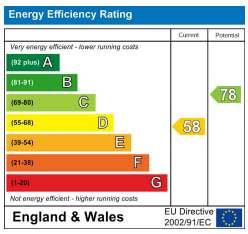
The Buyer is advised to obtain verification of the tenure from their Solicitor. The agent has not reviewed the title documents for this property.

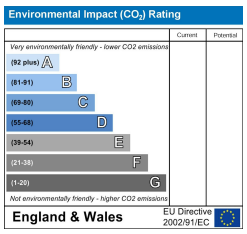
Ground Floor



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.

49A HIGH STREET, BRANDON, SUFFOLK, IP27 0AQ
TEL: 01842 818282 **EMAIL:** INFO@MOLYNEUXESTATEAGENTS.CO.UK **WWW.MOLYNEUXESTATEAGENTS.CO.UK**