MOLYNEUX
ESTATE AGENTS

High Street

Brandon, IP27

Price £180,000

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Description

Tucked away in the heart of Brandon, this well presented mid-terraced home offers a perfect blend of comfort and convenience. With its prime location on the High Street, residents will enjoy easy access to local amenities throughout the town centre.

Upon entering, you are welcomed by a spacious entrance hall that leads to a useful cloakroom, ideal for guests. The heart of the home is the inviting kitchen/breakfast room, perfect for family meals or entertaining friends. The lounge provides a cosy retreat, ideal for relaxation after a long day, with doors opening to the rear garden.

Upstairs, the landing opens to two generously sized double bedrooms, both offering ample space and natural light. The master bedroom features fitted wardrobes, providing practical storage solutions. The family bathroom is well-appointed, catering to the needs of the household.

This property benefits from gas-fired central heating and all mains services are connected, ensuring a comfortable living environment throughout the year. Additionally, the home includes a garage and off-street parking for two vehicles in front of the home, a rare find in such a central location.

The rear garden is a delightful outdoor space, predominantly laid to artificial lawn for easy maintenance, complemented by a charming decking area, floral borders, and two timber sheds for additional storage. This garden is perfect for enjoying sunny days or hosting gatherings.

In summary, this mid-terraced house in Brandon is an excellent opportunity for those seeking a well-presented home in a convenient location, with ample parking and a lovely garden to enjoy.

An internal viewing comes highly recommended and is now available.

Contact Molyneux Estate Agents of Brandon to arrange.
01842 818282
info@molyneuxestateagents.co.uk

Measurements

Entrance Hall & Cloakroom

Kitchen - 12' 1" x 7' 11"

Lounge - 14' 10" max x 13'9" max

Stairs to first floor landing

Bedroom 1 - 13' 1" x 10' 7" max

Bedroom 2 - 10' 7" x 7' 7"

Bathroom - 7' 8" max x 5' 9"

Council Tax Band - 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.

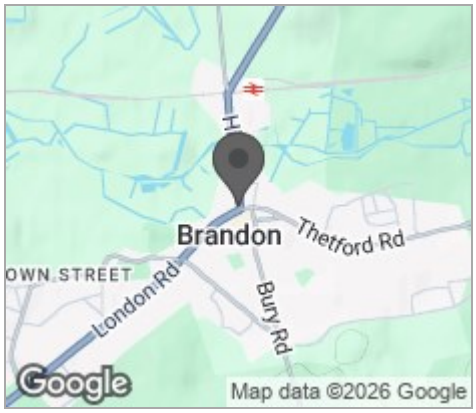
Floor plans are not to scale. They are provided for indication purposes and their accuracy should not be relied upon.
Items shown in photographs are not included unless they are detailed within the sales particulars. They may be available by separate negotiation. Please contact the agent with regards to this.

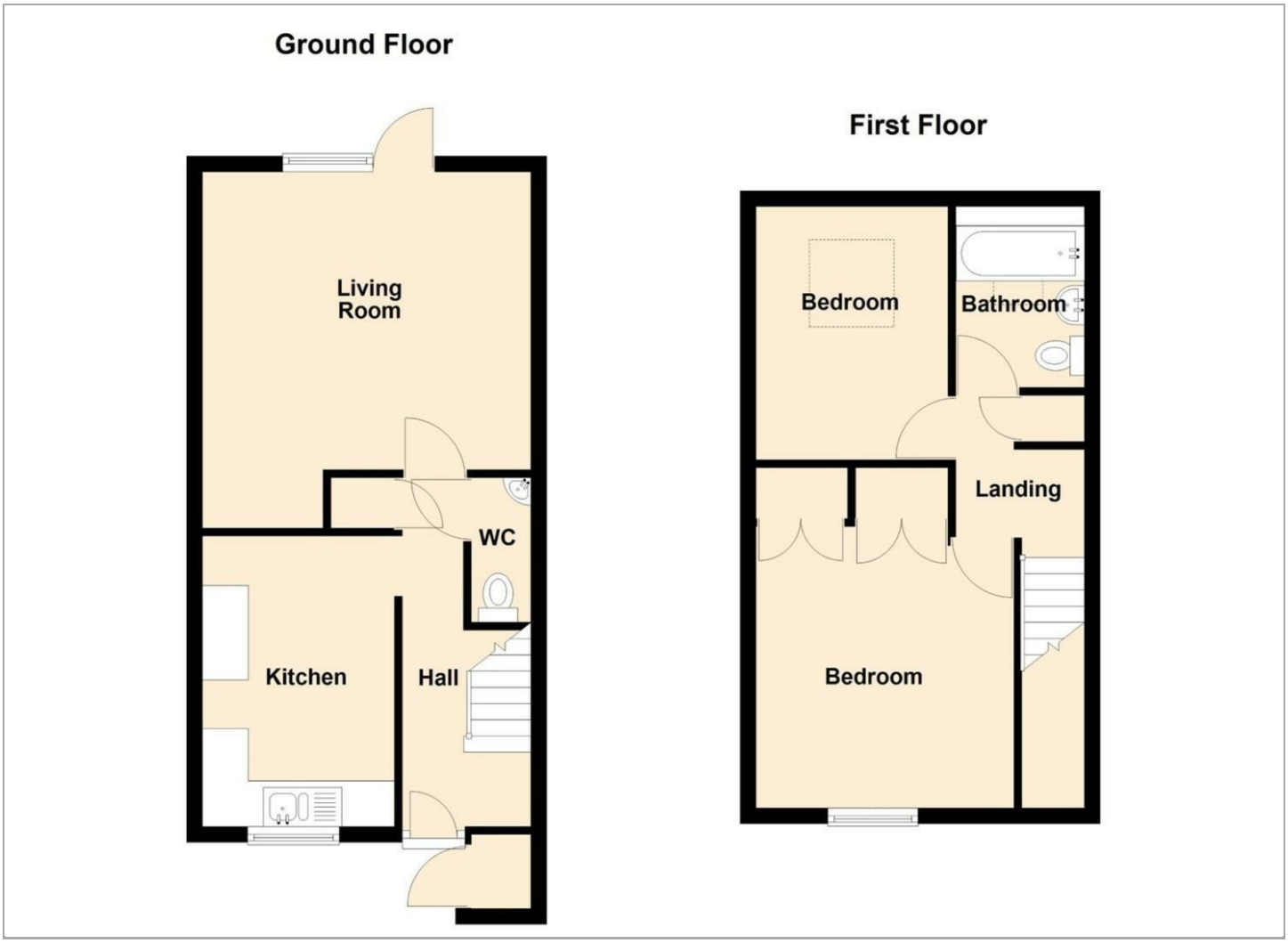
The Buyer is advised to obtain verification of the tenure from their Solicitor. The agent has not reviewed the title documents for this property.

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.

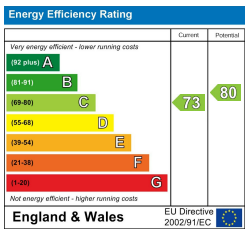
These anti-money laundering checks must be completed before we can send a Memorandum of Sale to solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

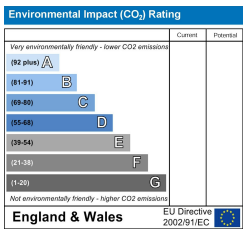




Viewing

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.

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