MOLYNEUX
ESTATE AGENTS

Teal Walk

Brandon, IP27

Offers over £300,000

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Description

Situated in the sought after cul-de-sac of Teal Walk, Brandon, this attractive detached family home is available with NO ONWARD CHAIN. Built in 2001, the property spans an impressive 1,367 square feet and features two spacious reception rooms, ideal for both relaxation and entertaining.

Upon entering, you are greeted by a welcoming entrance hall that leads to a useful cloakroom. The lounge and dining room provide ample space for family gatherings, while the well-appointed kitchen, complete with a utility area, offers practicality for everyday living. A door from the kitchen leads directly into the integral garage, adding to the convenience of this home.

The first floor boasts four generously sized bedrooms, including a master suite with its own en-suite shower room, ensuring privacy and comfort. A family bathroom serves the remaining bedrooms, making this home perfect for families of all sizes.

Gas-fired central heating ensures warmth throughout the colder months, while the enclosed rear garden, laid to lawn, provides a safe and pleasant outdoor space for children to play or for hosting summer barbecues. With parking available for up to three vehicles, this property caters to the needs of modern family life.

Additionally, the home benefits from its proximity to a bridle path that leads directly to the town centre, enhancing its appeal for those who enjoy outdoor activities and easy access to local amenities.

With no onward chain, this property is ready for you to move in and make it your own. Internal viewing is highly recommended to fully appreciate all that this charming home has to offer.

Measurements

Entrance Hall & Cloakroom

Lounge - 16' 3" x 10' 9"

Dining Room - 9' 1" x 8' 8"

Kitchen - 9' 11" x 8' 8"

Utility Area - 8' 2" x 7' 8"

Garage - 18' 5" x 8' 3"

Stairs to first floor landing

Bedroom 1 - 11' 2" x 10' max

En- Suite

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

Bedroom 3 - 11' 7" max x 8' 3" max

Bedroom 4 - 9' 3" x 8' 2"

Bathroom - 6' 9" x 6' 9"

Agents Note

Council Tax Band - D

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.

Tel: 01842 818282

Before ordering any carpets or built in furniture please contact the agent to verify any specific measurements.

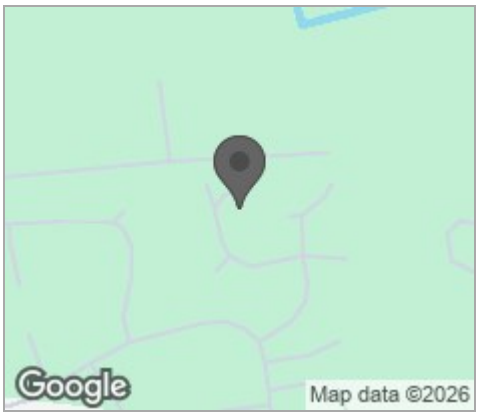
Floor plans are not to scale. They are provided for indication purposes and their accuracy should not be relied upon.
Items shown in photographs are not included unless they are detailed within the sales particulars. They may be available by separate negotiation. Please contact the agent with regards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

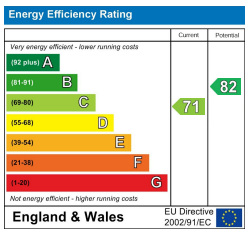
These anti-money laundering checks must be completed before we can send a Memorandum of Sale to solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

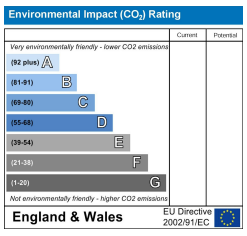


This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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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