MOLYNEUX
ESTATE AGENTS

77 Seymour Avenue

, Brandon, IP27 0XH

Guide price £300,000 - £325,000

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Description

**Guide Price £300,000 - £325,000. Pleasantly positioned towards the outskirts of town on Seymour Avenue, this end terrace house offers a delightful blend of space and comfort. The property has been cleverly extended, providing a deceptively spacious living environment that is perfect for families or those who enjoy entertaining.

Upon entering, you are greeted by two inviting reception rooms. The separate lounge is a perfect retreat for relaxation, while the dining room offers an ideal setting for family meals and gatherings. The garden room, bathed in natural light, creates a seamless connection between the kitchen and the outdoors, making it a wonderful space to unwind or host guests.

This impressive home boasts four well-proportioned bedrooms, including a principal suite with an ensuite bathroom, ensuring privacy and convenience. The family bathroom is thoughtfully designed, catering to the needs of the household.

With a generous total area of 1,711 square feet, this property provides ample room for all your needs. The off-road parking adds to the convenience, while the gardens offer a lovely outdoor space for children to play or for you to enjoy a quiet moment in the fresh air.

In summary, this end terrace house on Seymour Avenue is a fantastic opportunity for those seeking a spacious and well-appointed home in a desirable location. With its thoughtful layout and modern amenities, it is sure to impress.

Measurements

Cloakroom W.C - 4'10" x 2'11"

Lounge/ Family Room - 27'2" max x 12'1" max

Dining Room - 15'1" max x 14'1" max

Kitchen - 15'00" x 8'09"

Utility Room - 12'2" max x 7'10" max

Garden/ Sun Room - 15'00" x 7'10" max

Bedroom - 13'1" x 12'1"

En Suite Shower Room - 12'1" x 7'9"

Bedroom - 12'1" x 9'9"

Dressing Room/ Study - 6'6" x 6'1"

Bedroom - 11'3" max x 8'9" max

Bedroom - 9'11" max x 8'9" max

Family Bathroom - 6'6" x 5'6"

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.

Tel: 01842 818282

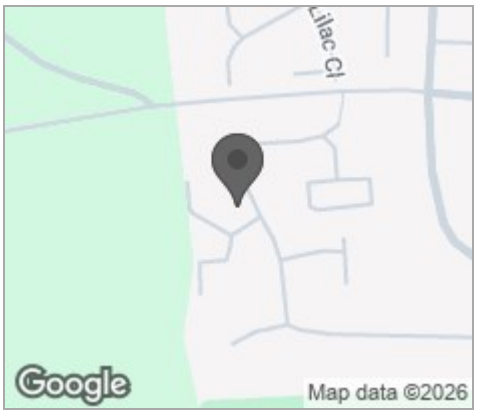
Floor plans are not to scale. They are provided for indication purposes and their accuracy should not be relied upon.
Items shown in photographs are not included unless they are detailed within the sales particulars. They may be available by separate negotiation. Please contact the agent with regards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



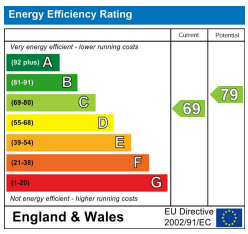
Ground Floor

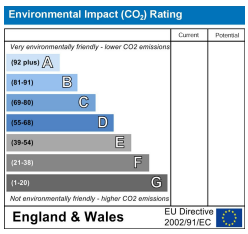
First Floor

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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