MOLYNEUX
ESTATE AGENTS

The Chase

Brandon, IP27

Price £180,000

2 1 1 C

The Chase

Brandon, IP27

Price £180,000

Description

Located in the charming market town of Brandon, this well-presented mid-terraced home on The Chase offers a delightful living experience. The property features a welcoming reception room that flows seamlessly into a spacious kitchen/diner, perfect for both entertaining and family meals. From the kitchen, you can access the rear garden, which is predominantly lawned and includes a patio area, ideal for enjoying the outdoors. A practical plastic shed provides additional storage, while a rear gate leads to your allocated parking space, ensuring convenience for you and your guests.

Upstairs, you will find two comfortable bedrooms, providing ample space for relaxation or study. The family bathroom is also located on this level, designed to cater to your everyday needs. The home benefits from sealed unit uPVC windows and doors, ensuring warmth and security, alongside mains gas-fired central heating for those cooler months.

This property is perfect for first-time buyers, small families, or anyone looking to enjoy the community of Brandon. With its blend of modern comforts and a lovely garden space, this mid-terraced house is a wonderful opportunity not to be missed.

Measurements

Lounge - 13' 9" max x 13' 1"

Kitchen/ Diner - 13' 9" x 8' 6"

Stairs to first floor landing

Bedroom 1 - 13' 8" max x 11' 7" max

Bedroom 2 - 11' 1" x 7' 11" max

Bathroom - 7' 2" max x 5' 7" max

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.

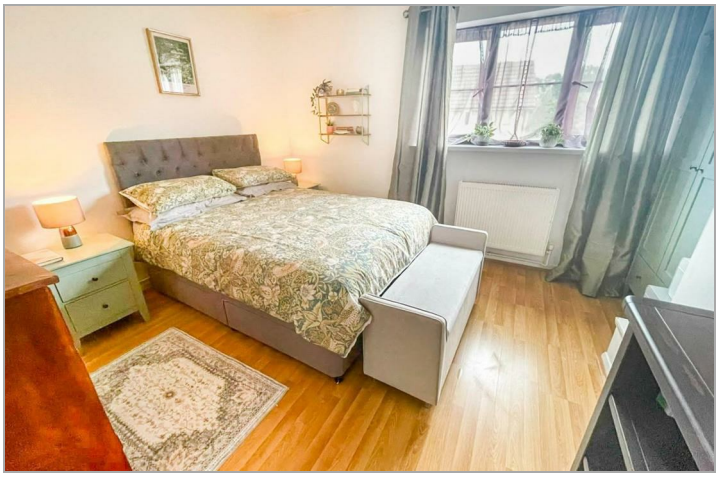
The Buyer is advised to obtain verification of the tenure from their Solicitor. The agent has not reviewed the title documents for this property.

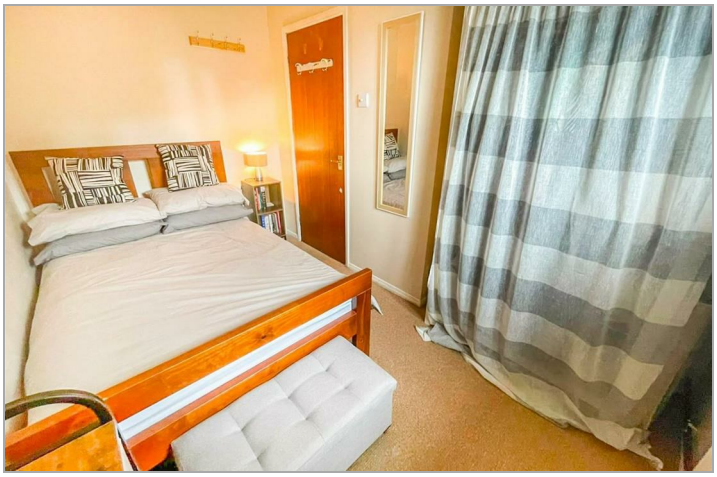
We are supervised by HMRC and, as such, have an obligation under anti-money laundering regulations to conduct anti-money laundering checks on all potential buyers and sellers. We have partnered with Coadjute who will securely manage these checks on our behalf.

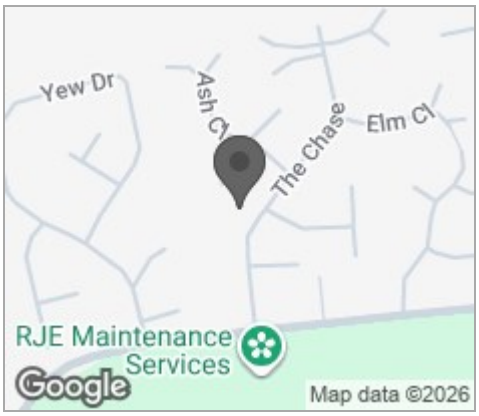
Once an offer is accepted (subject to contract) Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £27+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service.

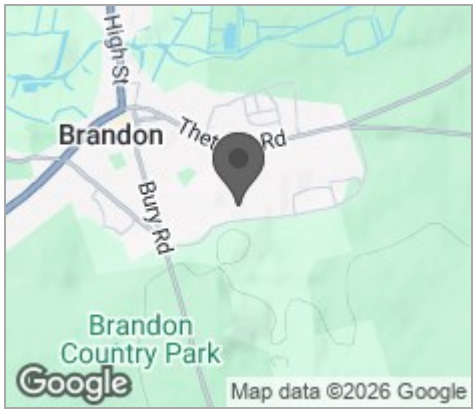
These anti-money laundering checks must be completed before we can send a Memorandum of Sale to solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

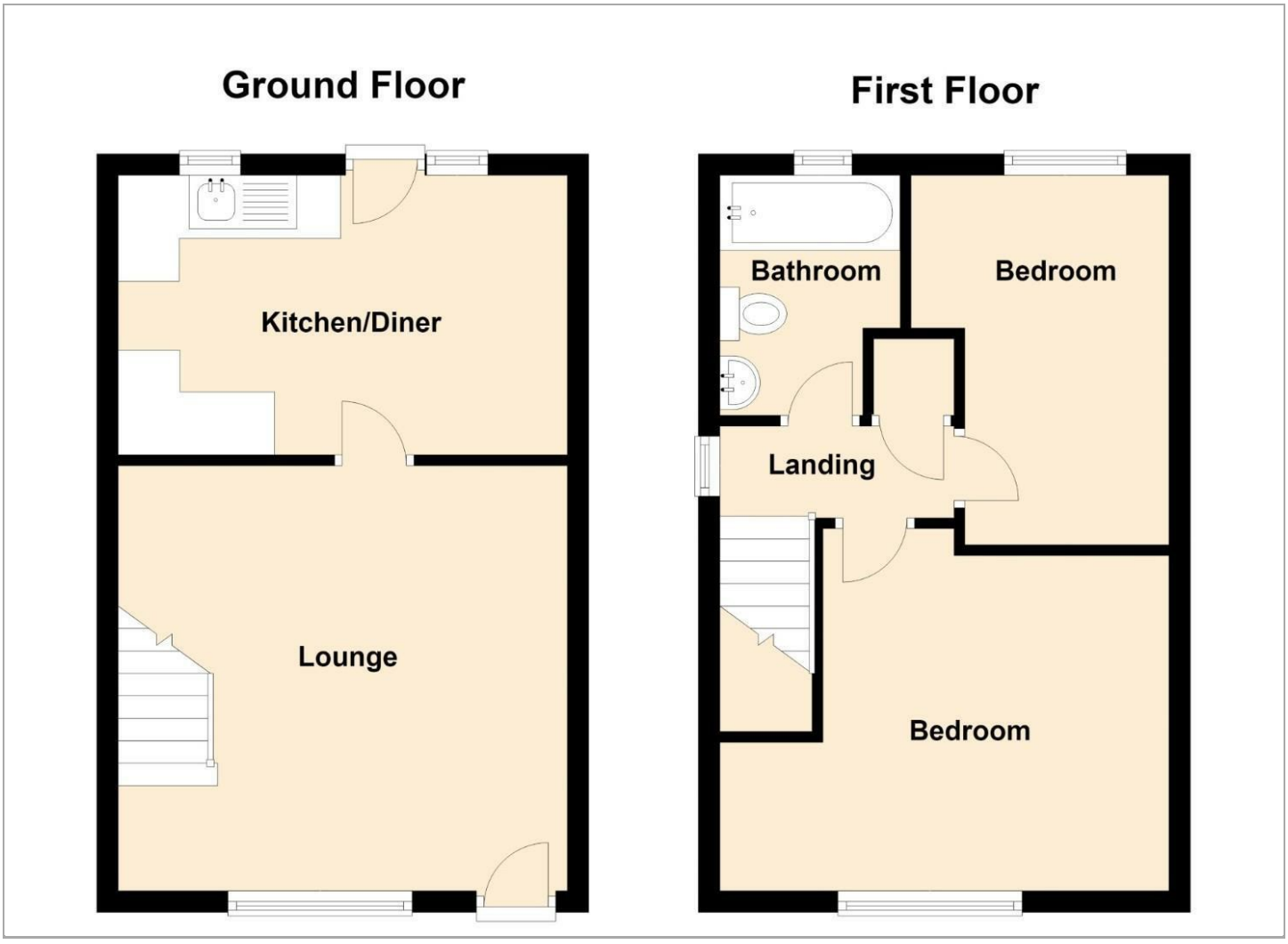
Tel: 01842 818282





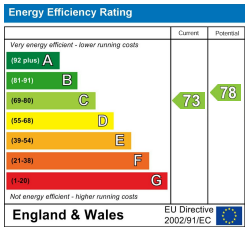


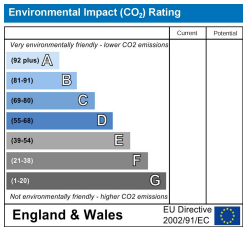




Viewing

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**