



Robert Linge Crescent

Brandon, IP27

Guide price £350,000

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Description

Guide Price - £350,000 - £365,000.

Pleasantly positioned at the entrance to Robert Linge Crescent, Brandon, this delightful detached family home offers a perfect blend of comfort and convenience. Built in the early 1990's, this property spans an impressive 1,378 square feet, providing ample space for family living.

Upon entering, you are welcomed into a spacious entrance hall which leads to both the living room with wood burning stove and French doors opening onto the rear garden and the well-appointed kitchen/diner is ideal for family meals and entertaining guests, ensuring that every occasion is memorable. This home boasts four generously sized bedrooms, making it perfect for families or those who desire extra space for guests or a home office.

The property features two bathrooms, including an en-suite cloakroom as well as a cloakroom to the ground floor.

The enclosed rear garden is enclosed and is ideal for children to play or equally entertaining. Additionally, the property includes a garage and parking ensuring that you and your guests will never be short of space.

Situated in a non-estate location, this home offers a sense of privacy while still being close to local amenities and transport links. This property on Robert Linge Crescent is sure to impress. Don't miss the opportunity to make this lovely house your new home.

Measurements

Entrance Hall

Cloakroom

Lounge:- 19'10" x 12'9"

Kitchen/Diner:- 24'4" x 10'4" max

Utility Room:- 9'6" x 7'1"

Landing

Bedroom One:- 12'11" x 10'7"

En-Suite Cloakroom

Bedroom Two:- 12'11" x 8'9" max

Bedroom Three:- 10'5" x 8'9"

Bedroom Four:- 10'7" x 10'5" max

Bathroom:-

Agents Note

Council Tax Band D - West Suffolk.

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.

Tel: 01842 818282

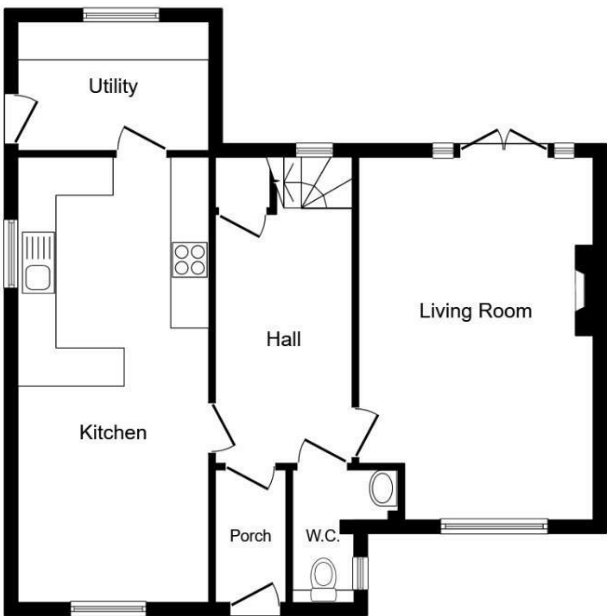
The Buyer is advised to obtain verification of the tenure from their Solicitor. The agent has not reviewed the title documents for this property.

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.

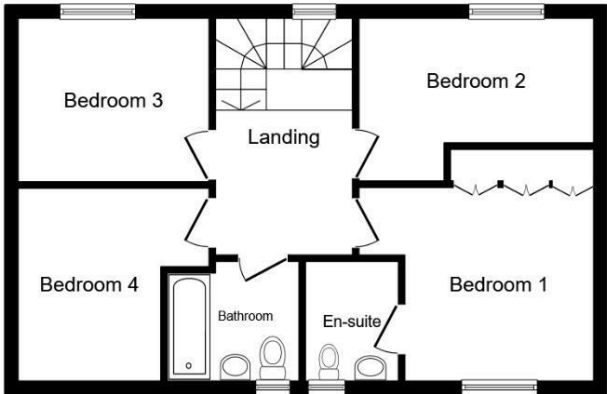
Once an offer is accepted (subject to contract) Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £27+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service.

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

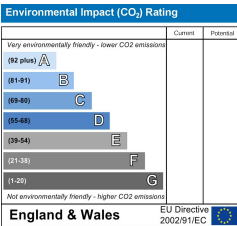
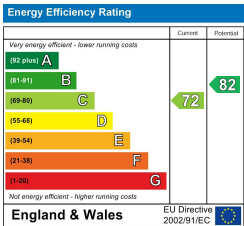


First Floor

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.