



## 41 Rattlers Road

, Brandon, IP27 0HA

Guide price £220,000 - £230,000

3 1 2 C



# 41 Rattlers Road

, Brandon, IP27 0HA

Guide price £220,000 - £230,000



## Description

Guide Price £220,000 - £230,000.

Situated on Rattlers Road in the charming town of Brandon, this former police house presents a unique opportunity for those seeking a spacious family home. With three well-proportioned bedrooms, this property is ideal for families or individuals looking for extra space. The house features a separate lounge and dining room along with kitchen.

One of the standout features of this property is the generous garden, offering ample outdoor space for gardening or entertaining.

While the house is in need of updating, it offers a blank canvas for those wishing to put their personal touch on their new home. The potential to modernise and enhance the property is significant, allowing you to create a space that truly reflects your style and needs.

Additionally, the property boasts parking for a number of vehicles, a valuable asset in today's market. Being chain-free, this home is ready for a swift and uncomplicated purchase, making it an attractive option for buyers eager to move in without delay.

In summary, this three-bedroom house on Rattlers Road is a promising opportunity for those looking to invest in a property with character and potential. With its large garden, ample parking, and convenient location, it is well worth considering for your next home.

## Measurements

8'3" x 7'3" (2.51m x 2.21m)

Entrance Hall

Lounge:- 14'3" max x 11'9"

Dining Room:- 12'9" x 10'6" max

Kitchen:- 13'10" x 7'3"

Ground Floor Cloakroom

Bedroom 1:- 13'0" max x 11'10"

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

Bedroom 3:- 8'11" x 8'2" max

Bathroom:- 8'3" x 7'3"

## 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.

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.

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

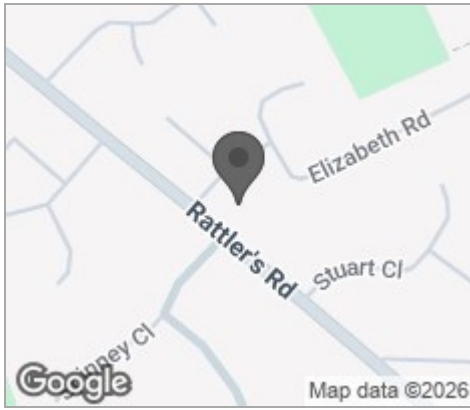
Tel: 01842 818282

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.

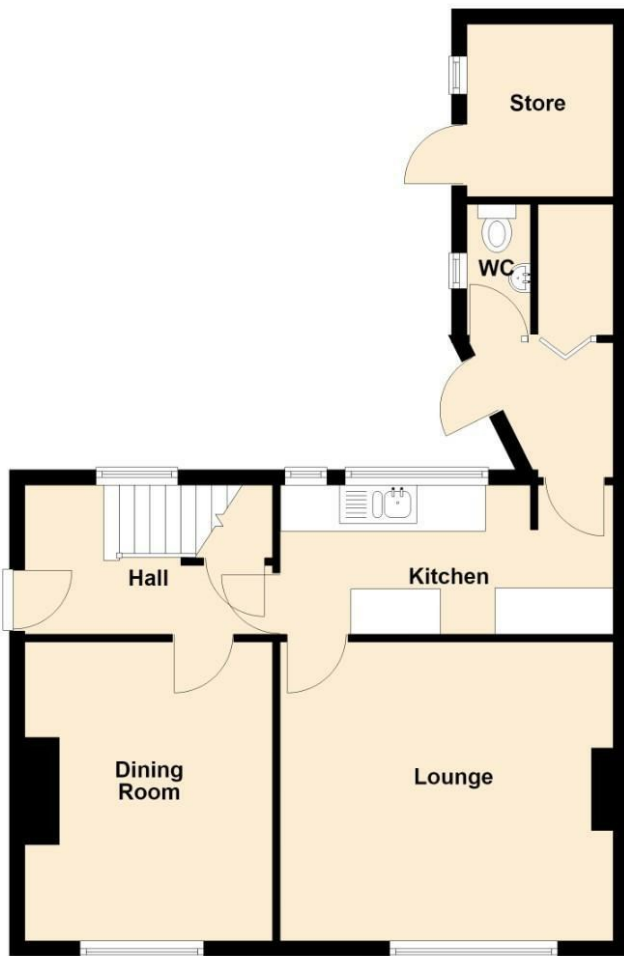
Once an offer is accepted (subject to contract) Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £27+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service.

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.

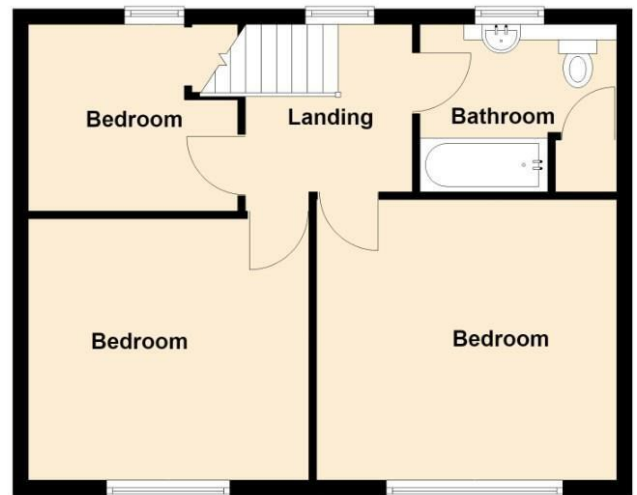




## Ground Floor

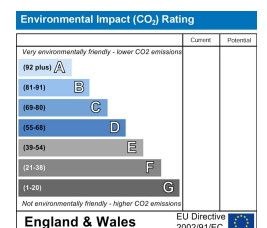
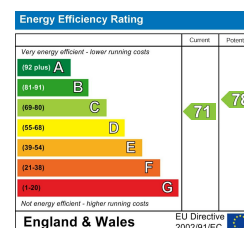


## First Floor



## 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 firm's 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