



High Street

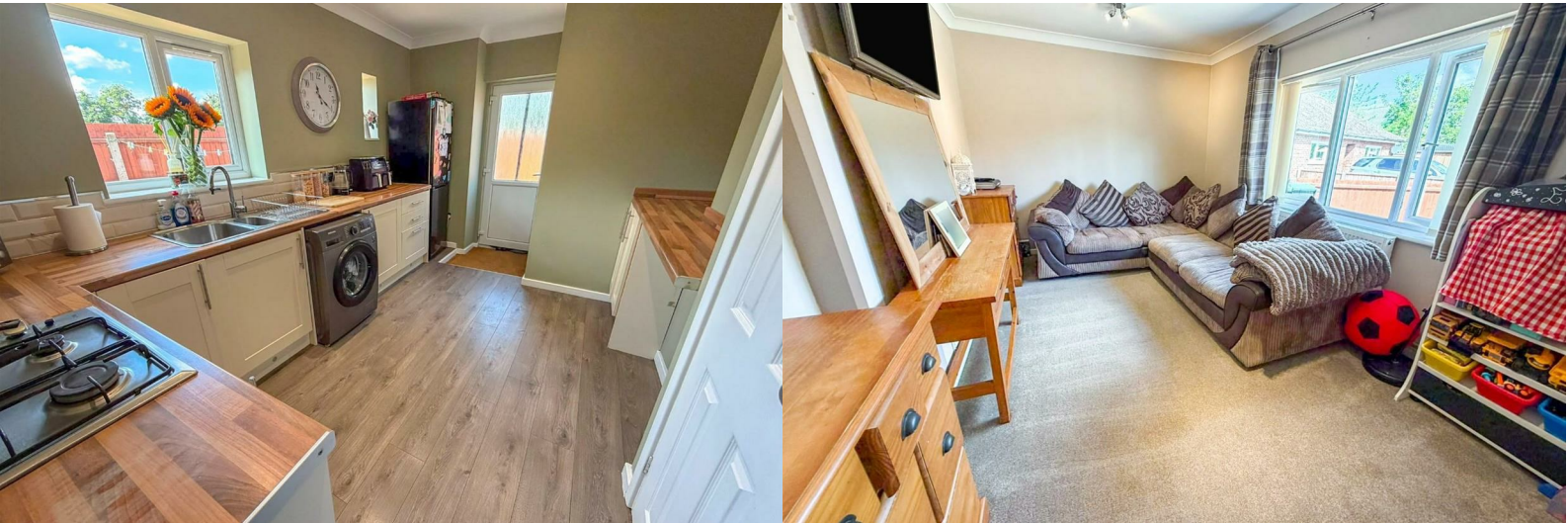
Brandon, IP27

Price £200,000

2

1

1



High Street

Brandon, IP27

Price £200,000



Description

Found in a cul-de-sac just a stone's throw from Brandon's High Street, this semi-detached bungalow is now available to view! Built in circa 1970, the property spans approximately 570 square feet and features a well-thought-out layout that is perfect for modern living.

Upon entering, you are greeted by a welcoming entrance hall that leads into the lounge at the front of the home, ideal for relaxation or entertaining guests. The modern kitchen is well-equipped, making meal preparation a pleasure. This bungalow boasts two inviting bedrooms, providing ample space for rest and personalisation, along with a family bathroom that caters to all your needs.

The property benefits from gas-fired central heating, ensuring warmth and comfort throughout the year. The front garden is shingled for easy maintenance, while a side gate provides access to the rear garden. Here, you will find a delightful outdoor space that combines a lawn, patio, and additional shingled area, perfect for enjoying sunny days or hosting gatherings. There is also a timber shed with power and light connected.

With its prime location near local amenities and the train station, this bungalow is an excellent choice for those seeking a peaceful yet accessible lifestyle. Internal viewing is highly recommended to fully appreciate the charm and potential of this lovely home. For further details or to arrange a viewing, please contact Molyneux Estate Agents.

Measurements

Entrance Hall

Lounge - 14' 4" max x 9' 6"

Kitchen - 14' 5" max x 9' 9" max

Bedroom 1 - 11' 2" max x 10' 7"

Bedroom 2 - 8' 10" x 8' 2"

Bathroom - 5' 10" x 5' 7"

Agents Note

Council Tax Band - B, 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.

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.

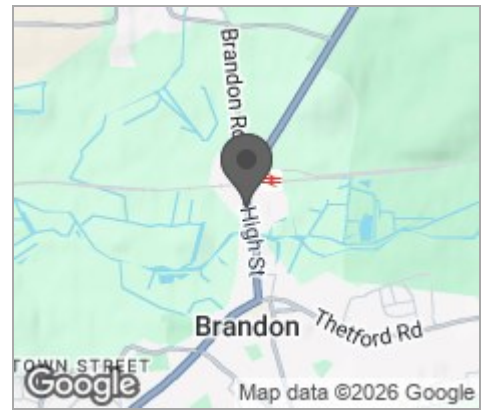
Once an offer is accepted (subject to contract) Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £27+ VAT per person

Tel: 01842 818282

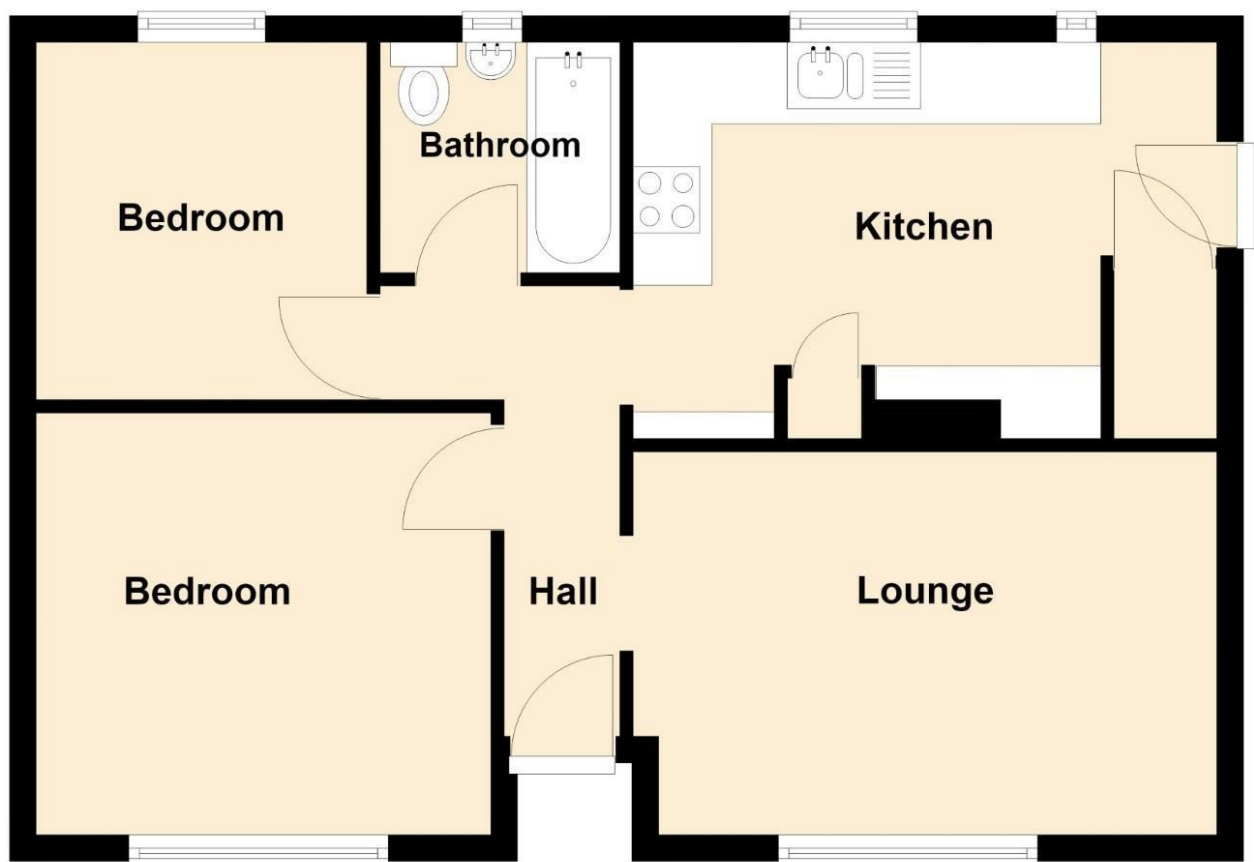
will apply for these checks, and Coadjute will handle the payment for this service.

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



Viewing

Please contact our Brandon Office on 01842 818282 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Rating		Current	Potential
	Very energy efficient - lower running costs		
	(92 plus) A		
	(81-91) B		
	(69-80) C		
	(55-68) D		
	(39-54) E		
	(21-38) F		
	(1-20) G		
	Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
	Very environmentally friendly - lower CO ₂ emissions		
	(92 plus) A		
	(81-91) B		
	(69-80) C		
	(55-68) D		
	(39-54) E		
	(21-38) F		
	(1-20) G		
	Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC	

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