MOLYNEUX
ESTATE AGENTS

The Rookery

Brandon, IP27

Price £170,000

2 1 1

The Rookery

Brandon, IP27

Price £170,000

Description

Located in the market town of Brandon, Suffolk, this semi-detached bungalow offers a perfect blend of comfort and convenience. Spanning 603 square feet, the property features a well-designed layout that includes one reception room, two bedrooms, and shower room, plus an added garden room.

As you enter through the garden room/diner, you are welcomed into an entrance hall that leads to a cosy lounge at the front of the bungalow, ideal for relaxation The lounge features a wood-burner which the owner is happy to include in the sale. The kitchen is conveniently positioned, making meal preparation a breeze. The two bedrooms, located at the rear, provide a peaceful retreat, ensuring a restful night's sleep.

The exterior of the property boasts low-maintenance gardens both at the front and rear, predominantly laid to shingle, which allows for easy upkeep. The rear garden is particularly appealing, featuring useful brick storage sheds and a timber summer house.

With gas-fired central heating, this bungalow ensures warmth and comfort throughout the year. Its location in Brandon offers a friendly community atmosphere, with local amenities and transport links within easy reach.

This semi-detached bungalow is an excellent opportunity for those seeking a manageable home in a sought after setting. Do not miss the chance to view this lovely property; call now to arrange a visit!

Measurements

Garden Room - 12' 2" x 6' 2"

Entrance Hall

Kitchen - 10' 10" max x 9' 10" max

Lounge - 16' 1" x 10'

Bedroom 1 - 11' 5" x 10' 9"

Bedroom 2 - 9' 3" x 7' 8"

Shower Room - 5' 7" x 5' 4"

Agents Note

Council Tax Band - A, 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.

Tel: 01842 818282

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.

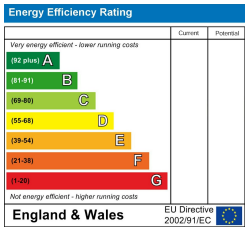
These anti-money laundering checks must be completed before we can send a Memorandum of Sale to solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

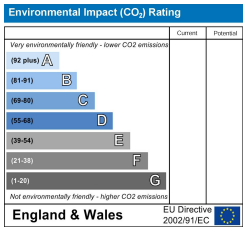
Floor Plan

This plan is for illustration purposes only and may not be representative of the property.
Plan not to scale.

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**