

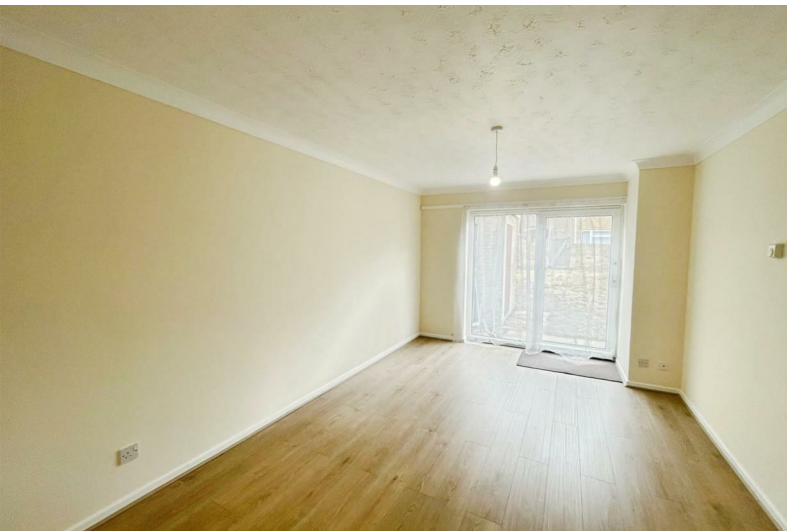


11 Mount Road

, Brandon, IP27 0DT

£220,000

 3  1  1  D



11 Mount Road

, Brandon, IP27 0DT

£220,000



Description

This SPACIOUS FAMILY HOME is available with NO ONWARD CHAIN and has undergone an extensive programme of refurbishment and now offers quality fixtures and fittings throughout.

Enjoying a brand new kitchen with integrated oven and hob, newly installed bathroom suite as well as ground floor cloakroom. Further improvements include the installation of new flooring throughout as well as having been redecorated.

Downstairs the house comprises an entrance hall with an understairs storage cupboard and cloakroom, lounge overlooking an enclosed rear garden.

Stairs lead to a first floor landing which benefits from two storage cupboards. Upstairs you will find three well proportioned bedrooms in addition to the recently installed bathroom suite. The largest two bedrooms boast built in storage cupboards, including a boiler cupboard which houses the gas fired boiler.

Outside the house includes driveway providing off street parking in front of a garage, a front lawn as well as an enclosed rear garden with a rear access gate.

Measurements

Cloakroom W.C - 4'4" x 3'8"

Lounge - 15'11" max x 10'7" max

Kitchen/ Dining Room - 18'9" max x 8'5" plus depth of storage cupboard

Bedroom - 13'00" x 10'2"

Bedroom - 15'11" x 9'5"

Bedroom - 9'4" x 7'6"

Shower Room - 6'5" x 5'6"

Agents Note

Council Tax Band - West Suffolk, 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.

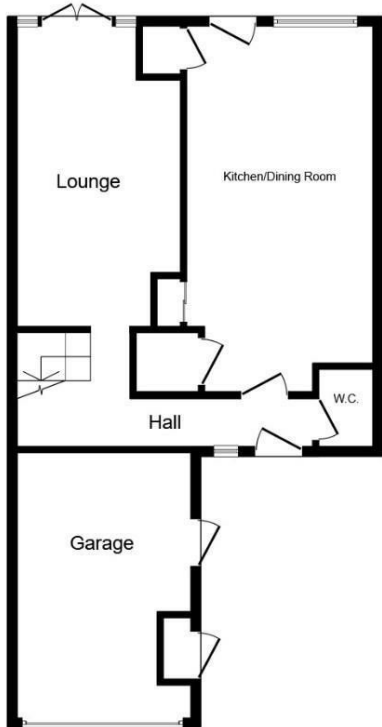
Tel: 01842 818282

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.

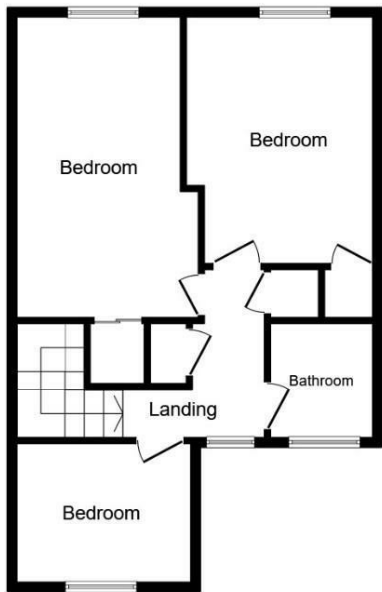
Items shown in photographs are not included unless they are detailed within the sales particulars. They may be available by separate negotiation. Please contact the agent with regards to this.

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





Ground Floor

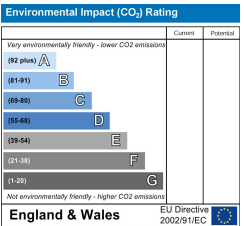
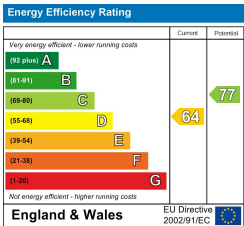


First Floor

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.