MOLYNEUX
ESTATE AGENTS

Firs Way

Brandon, IP27

Price £220,000

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Description

Located in the desirable cul-de-sac of Firs Way, this detached bungalow presents an excellent opportunity for those seeking a comfortable and convenient lifestyle. With its prime location, residents will enjoy easy access to the amenities of Brandon town centre, as well as the picturesque surroundings of the nearby Country Park.

The property features a welcoming entrance porch that leads into a spacious hall, setting the tone for the rest of the home. The well-appointed kitchen offers practicality and functionality, while the inviting lounge provides a perfect space for relaxation. Adjoining the lounge is a conservatory, which floods the area with natural light and offers views of the enclosed rear garden.

This bungalow comprises two generously sized bedrooms, ideal for family living or accommodating guests. The family bathroom is conveniently located to serve both bedrooms. The property is equipped with gas-fired central heating and sealed unit UPVC windows and doors, ensuring warmth and energy efficiency throughout the year.

For those with vehicles, the property boasts ample off street parking, with a block paved driveway complemented by the brick garage. The enclosed rear garden offers a private outdoor retreat, perfect for enjoying sunny days or hosting gatherings.

With no onward chain, this detached bungalow is ready for its new owners to move in and make it their own. Internal viewing is now available, and we encourage interested parties to seize this opportunity to explore the potential of this lovely home.

Measurements

Entrance Porch & Hall

Kitchen - 11' 10" x 7' 3"

Lounge - 17' 10" x 10' 11"

Conservatory - 9' 10" x 6' 7"

Bedroom 1 - 13' x 10' 3"

Bedroom 2 - 10' 3" x 9' 5"

Bathroom - 9' 7" x 5'

Garage - 18' 3" x 9' 8"

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.

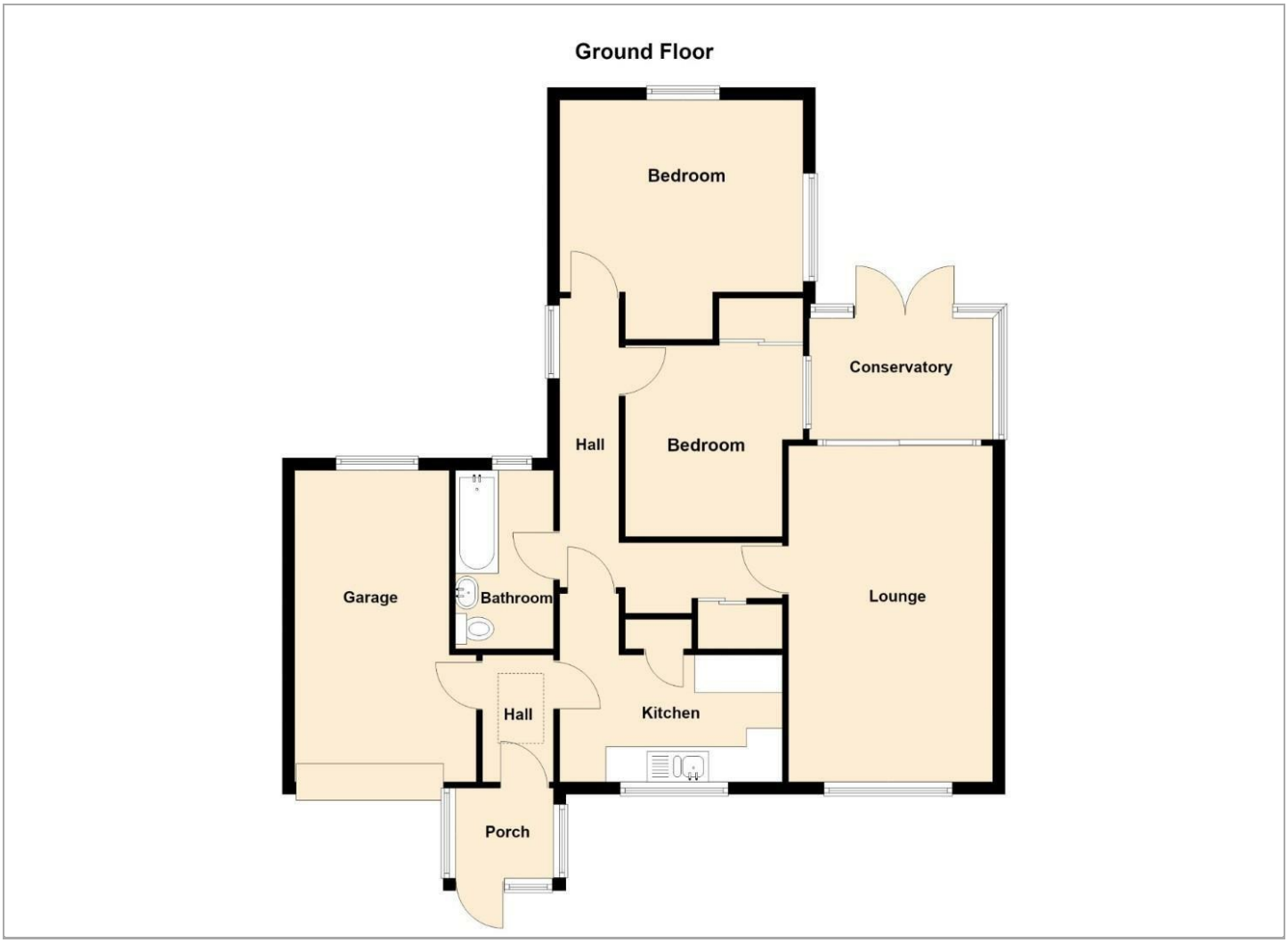
The Buyer is advised to obtain verification of the tenure from their Solicitor. The agent has not reviewed the title documents for this property.

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.

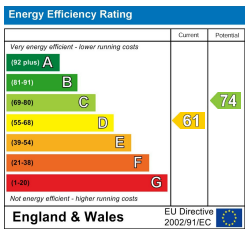
Once an offer is accepted (subject to contract) Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £27+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service.

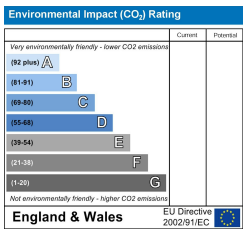
These anti-money laundering checks must be completed before we can send a Memorandum of Sale to solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.



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.

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