MOLYNEUX
ESTATE AGENTS

61A Oaklands Drive

Brandon, IP27 0NP

Price £270,000

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Description

An extremely rare opportunity to acquire this individually built two bedroom detached bungalow having been constructed approximately twenty years ago, this is the first time the property has come to market.

Pleasantly positioned towards the outskirts of town the property offers good sized and well laid out accommodation to include lounge, two bedrooms and full bathroom suite. In addition to the kitchen there is a spacious garden room off which opens onto the rear garden. Offering a detached brick and tiled garage and parking for a number of vehicles which is enclosed by wrought iron gates. Further features include electric heating with the conservatory benefitting from underfloor heating.

A particular feature of this property is the large rear garden which backs onto fields and includes a timber garden shed and also greenhouse, both with power.

Having never been on the market in its history, this is a rare opportunity to own this bungalow residence and viewings are recommended.

Measurements

Entrance Hall

Lounge:- 17'8" max x 11'8" max

Kitchen:- 12'3" x 9'8"

Conservatory:- 15'9" x 13'2"

Porch/Utility:- 8'1" x 5'2"

Bedroom One:- 13'5" x 10'7"

Bedroom Two:- 12'10" max x 11'4" max

Bathroom:- 7'5" max x 6'10"

Agents Note

Council Tax Band - B, West Suffolk Council.

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.

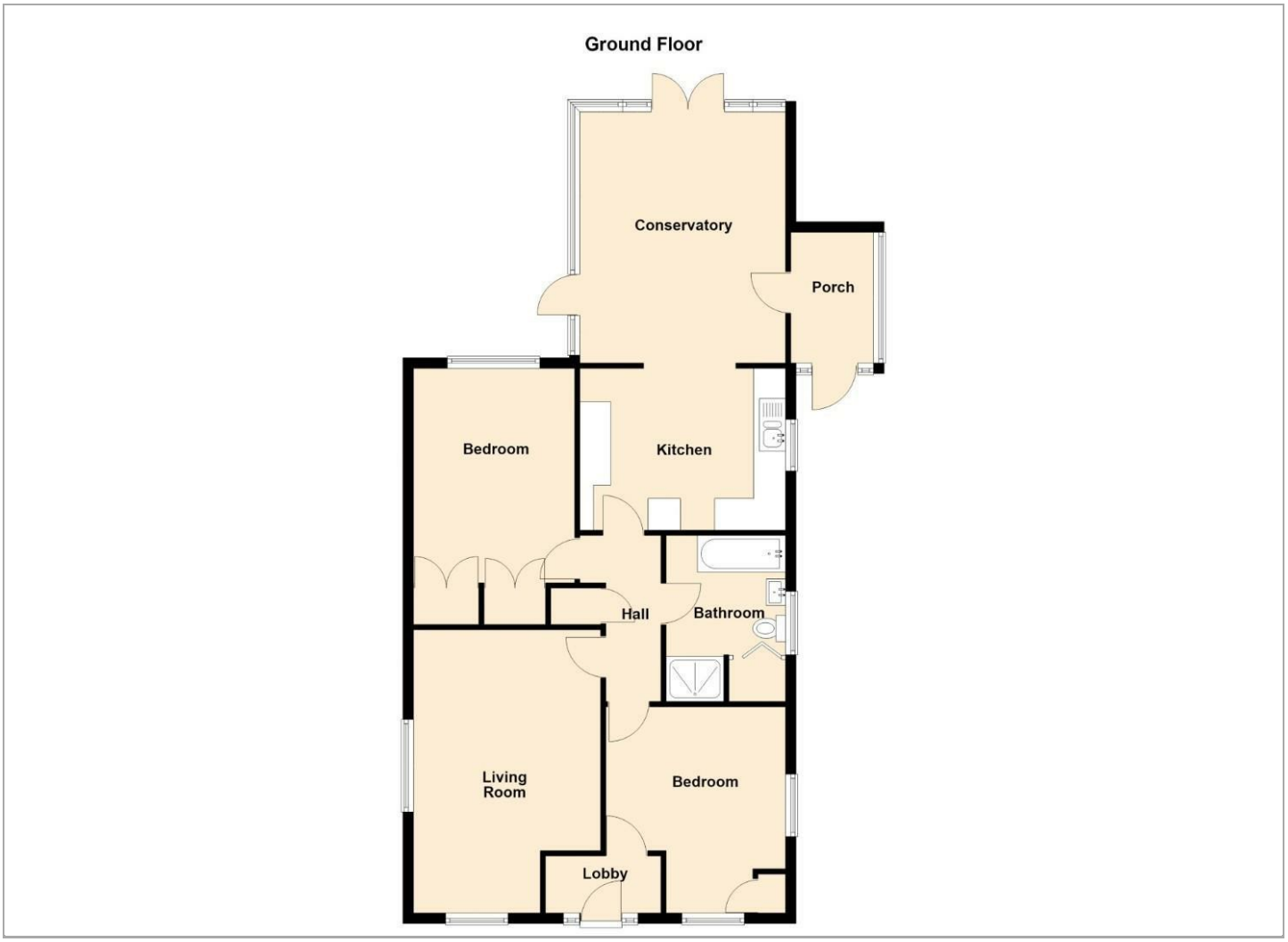
We are supervised by HMRC and, as such, have an obligation under anti-money laundering regulations to conduct anti-money laundering checks on all potential buyers and sellers. We have partnered with Coadjute who will securely manage these checks on our behalf.

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.

These anti-money laundering checks must be completed

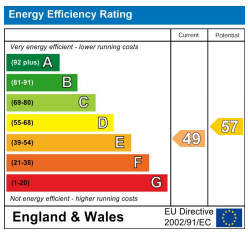
Tel: 01842 818282

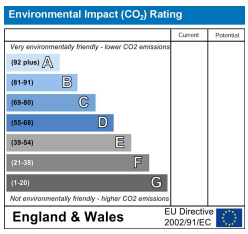
before we can send a Memorandum of Sale to solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.



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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