MOLYNEUX
ESTATE AGENTS

Seymour Avenue

Brandon, IP27

Guide price £230,000

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Description

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Tucked away in a quiet cul-de-sac on Seymour Avenue in Brandon, Suffolk, this detached house is offered with NO ONWARD CHAIN! Built in circa 1992, the property spans an impressive 872 square feet and is ready for you to make it your own!

Upon entering, you are greeted by a welcoming entrance hall that opens to a convenient cloakroom. The spacious lounge/diner is a delightful space, featuring doors that open directly into the generous rear garden, allowing for a seamless indoor-outdoor living experience.

The well-appointed kitchen, along with a utility area, provides ample space for culinary pursuits and everyday tasks. Additionally, the integral garage offers practical storage or parking options.

Upstairs, the landing leads to three comfortable bedrooms, perfect for family living or accommodating guests. The family bathroom is conveniently located to serve all bedrooms, ensuring ease and accessibility.

The property benefits from gas-fired central heating, ensuring warmth and comfort throughout the year.

Outside, the generous rear garden is predominantly laid to lawn, providing a lovely space for relaxation, play, or gardening. A driveway in front of the garage allows for off-road parking, adding to the convenience of this home.

This detached house in Brandon is an excellent opportunity for those seeking a peaceful yet accessible location, with the potential to personalise and create a wonderful family home. Don’t miss the chance to view this property and envision your future here.

Measurements

Entrance Hall & Cloakroom

Lounge/ Diner - 22' 7" plus bay window x 11' reducing to 8' 10"

Kitchen - 8' 8" x 8' 8"

Utility - 7' 5" x 5'

Garage - 16' 7" x 8' 2"

Stairs to first floor landing

Bedroom 1 - 11' 9" x 10' 5" plus door recess

Bedroom 2 - 10' 2" plus door recess x 8' 5"

Bedroom 3 - 8' 4" max x 7' 4"

Bathroom - 7' 6" x 5' 5"

Agents Note

Council Tax Band - C, 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

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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.

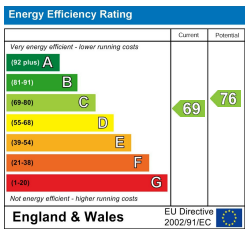
We are supervised by HMRC and, as such, have an obligation under anti-money laundering regulations to conduct anti-money laundering checks on all potential buyers and sellers. We have partnered with Coadjute who will securely manage these checks on our behalf.

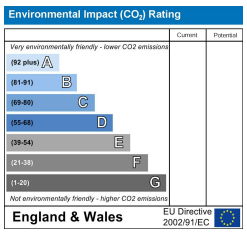
Once an offer is accepted (subject to contract) Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £27+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service.

These anti-money laundering checks must be completed 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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