MOLYNEUX
ESTATE AGENTS

Woodlands Rise

, IP27

Guide price £190,000

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, Brandon, IP27

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Description

Located in a cul de sac within Woodlands Rise, Brandon, this detached bungalow presents an excellent opportunity for those seeking a comfortable and convenient home. With a guide price of £190,000 to £200,000, this property is offered with no onward chain, making it an ideal choice for a swift and hassle-free purchase.

The bungalow features a well-designed layout, comprising a spacious lounge, a functional kitchen, two inviting bedrooms, and the family bathroom. The interior is complemented by sealed unit UPVC windows and doors, ensuring warmth and energy efficiency throughout the seasons.

For those with vehicles, the property boasts ample parking space for several vehicles, along with a garage for additional storage or workshop needs. The rear garden, laid to lawn, provides a lovely outdoor space for relaxation or entertaining, perfect for enjoying the British summer.

This bungalow is connected to all mains services, including gas-fired central heating, ensuring comfort and convenience for everyday living. Whether you are a first-time buyer, looking to downsize, or seeking a peaceful retreat, this property is sure to impress.

Do not miss the chance to make this delightful bungalow your new home, in the market town of Brandon.

Measurements

Kitchen - 14' 3" max x 7' 7"

Lounge - 16' 11" max x 12' 1" max

Inner Hall

Bedroom 1 - 14' 1" x 8' 11"

Bedroom 2 - 10'10" x 8' 8"

Bathroom - 6' 7" x 5' 5" plus door recess

Garage - 16' 10" x 7' 10"

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.

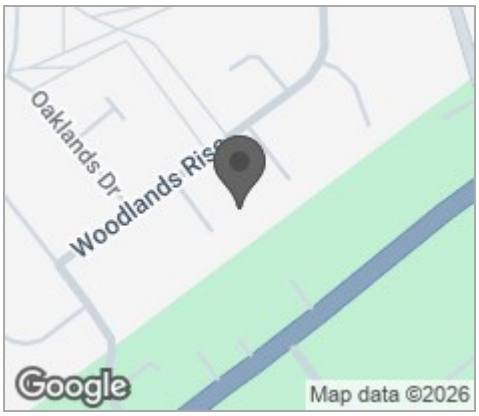
The Buyer is advised to obtain verification of the tenure from their Solicitor. The agent has not reviewed the title documents for this property.

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

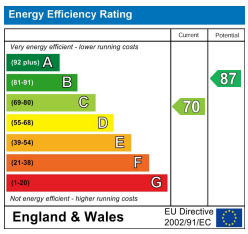
Once an offer is accepted (subject to contract) Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £27+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service.

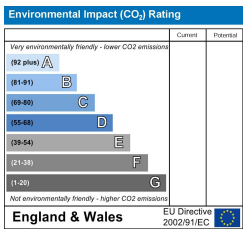
These anti-money laundering checks must be completed before we can send a Memorandum of Sale to solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.



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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