MOLYNEUX
ESTATE AGENTS



Edmund Road

Brandon, IP27

Price £290,000

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Description

Situated on a corner plot position in Edmund Road, within the market town of Brandon, this detached house is offered with no onward chain! Built in circa 1975, the property spans an impressive 1,173 square feet and boasts a generous, lawned rear garden, ideal for outdoor activities and relaxation.

Upon entering, you are greeted by a spacious lounge, which leads through to the kitchen/ diner at the rear of the home, providing a perfect space for both entertaining guests and enjoying family time. Additionally, a rear lobby/utility area offers practical access to the garage and a convenient shower room.

As you ascend to the first floor, you will find three bedrooms, including a large master, which along with bedroom two, enjoys built in wardrobes. The modern family bathroom is thoughtfully designed to cater to the needs of a busy household.

This property is equipped with gas-fired central heating and sealed unit UPVC windows and doors, ensuring warmth and energy efficiency throughout the year. A driveway provides convenient side by side, off street parking at the front of the home in addition to the integral garage.

The location is particularly appealing, situated within a sought after market town that offers a range of amenities and services. Furthermore, the property is offered with no onward chain, making it an excellent opportunity for those looking to move swiftly into their new home.

In summary, this detached house on Edmund Road presents a wonderful opportunity for families or individuals seeking a spacious and well-located residence in Brandon.

An internal viewing is now available, contact Molyneux Estate Agents to arrange.
01842 818282
info@molyneuxestateagents.co.uk

Measurements

Lounge - 14' 5" extending to 17' 8" x 17' 4"

Kitchen/ Diner - 17' 8" x 13' 7"

Rear Lobby/ Utility & Shower Room

Stairs to first floor landing

Bedroom 1 - 14' 8" x 11' 6"

Bedroom 2 - 13' 7" x 9' 5" plus door recess

Bedroom 3 - 8' 9" x 7' 11"

Bathroom - 8' 8" x 5' 92

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 separate negotiation.

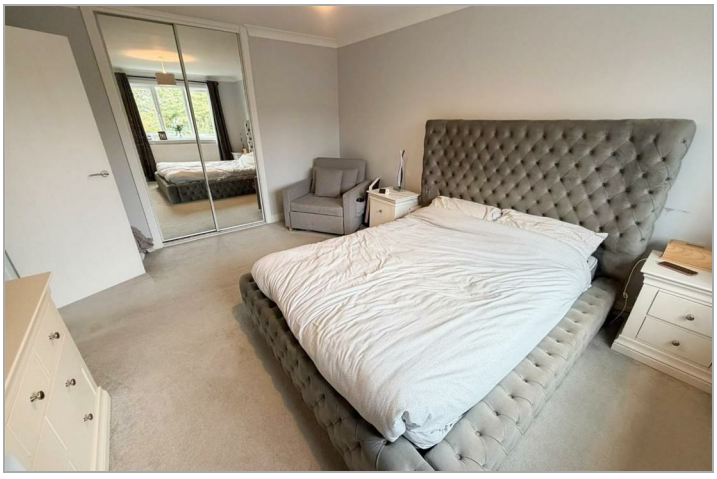
The Buyer is advised to obtain verification of the tenure from their Solicitor. The agent has not reviewed the title documents for this property.

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.

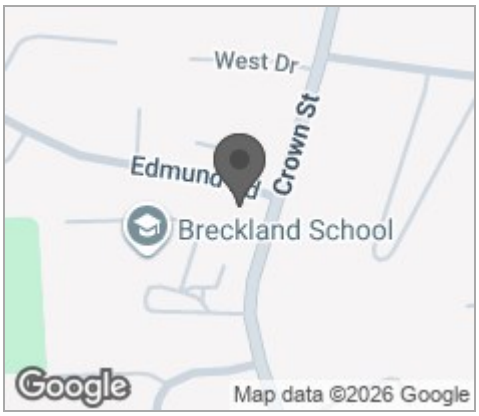
These anti-money laundering checks must be completed before we can send a Memorandum of Sale to solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.





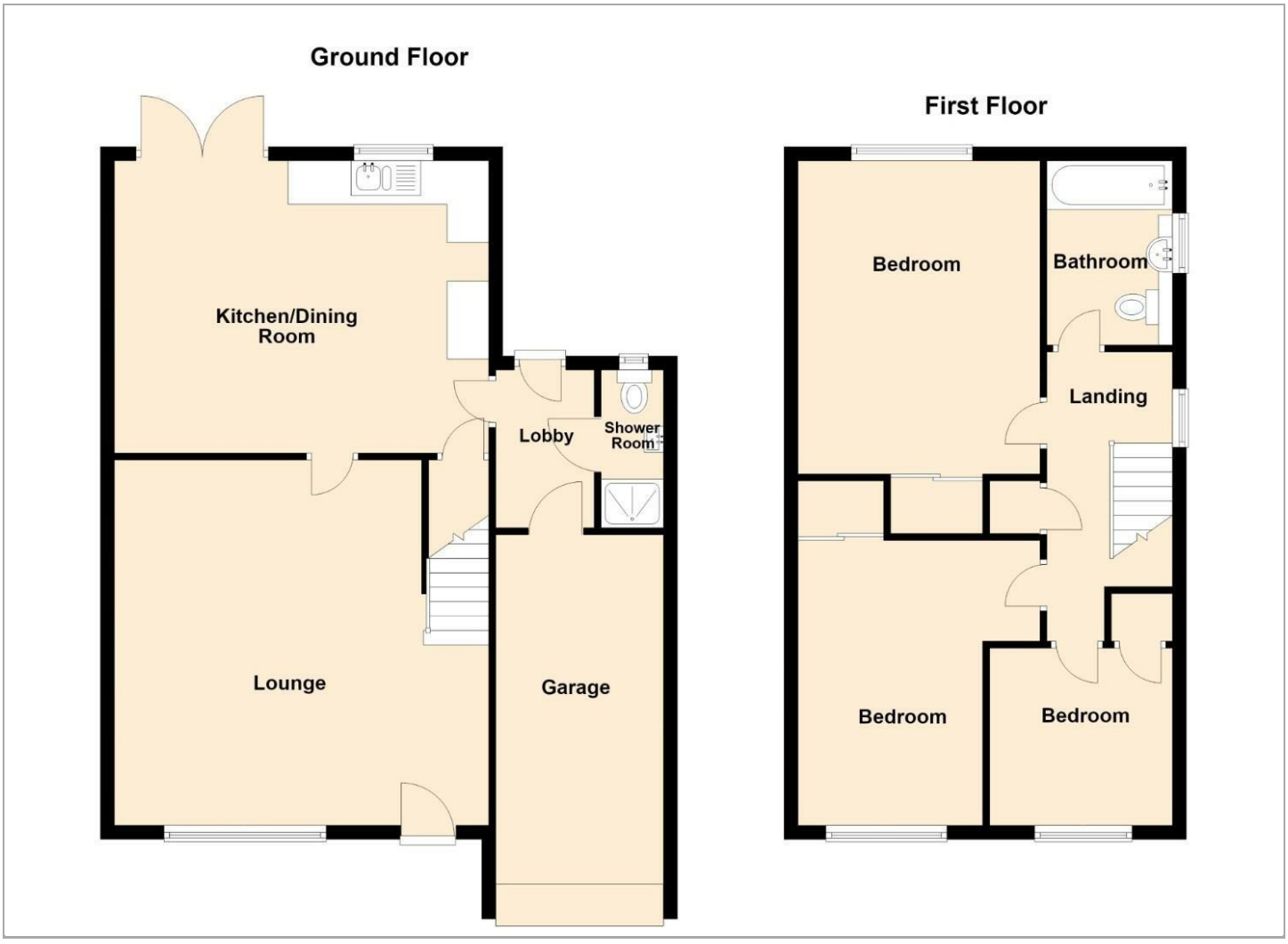






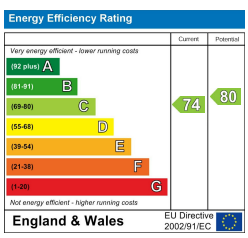


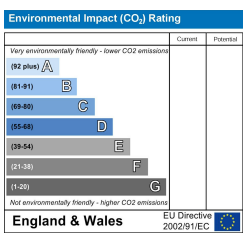




Viewing

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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