



Woodlands Rise

Brandon, IP27

Price £220,000



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Description

This superb DETACHED BUNGALOW is available with NO ONWARD CHAIN and is located on the outskirts of Brandon Town, offering versatile accommodation which includes TWO BEDROOMS and THREE RECEPTION ROOMS!

Internally the bungalow comprises a welcoming entrance lobby which offers ample space to remove coats and shoes, as well as a useful storage cupboard providing additional space for appliances. There is a fully fitted kitchen, lounge, separate DINING ROOM, a CONSERVATORY and two bedrooms as well as a shower room.

The kitchen includes a range of wall and base level units, pantry storage cupboard, INTEGRATED cooker with extractor hood over and space for multiple appliances whilst the shower room comprises W.C, wash hand basin and a shower cubicle.

Outside the property enjoys front and rear gardens which have both been laid to patio for ease of maintenance. The rear garden includes a useful storage shed and greenhouse in addition to rear gate access which leads to the single garage located to the rear of the bungalow.

Measurements

Entrance Hall - 4'08" x 4'01", plus depth of built in cupboard

Lounge - 16'11" x 12'02"

Dining Room - 9'00" x 9'00"

Conservatory - 15'06" x 7'06"

Kitchen - 9'02" max x 7'07" max

Bedroom - 12'00" x 8'11"

Bedroom - 10'11" max x 8'11" max

Shower Room - 7'06" max x 6'10" max

Agents Note

Council Tax Band - West Suffolk, B

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





Viewing

Please contact our Brandon Office on 01842 818282 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		87
(92 plus)	B		
(81-91)	C		68
(69-80)	D		
(55-68)	E		
(39-54)	F		
(13-38)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	A		
(92 plus)	B		
(81-91)	C		
(69-80)	D		
(55-68)	E		
(39-54)	F		
(21-38)	G		
(1-20)			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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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