



The Rookery

, IP27

Offers over £200,000

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Description

Molyneux Estate Agents are excited to offer this semi detached bungalow found within the sought after market town of Brandon. Offered with NO ONWARD CHAIN, the bungalow has sealed unit UPVC windows throughout, as well as a gas fired central heating system.

The accommodation is accessed via a brick and UPVC conservatory to the front, which opens to an inner hall. The hall opens to the lounge, kitchen, both bedrooms and wet room. The inner hall also has a built in storage cupboard and ceiling hatch for access in to the loft space.

The lounge includes a fireplace with wood-burner, as well as a built in storage cupboard and air conditioning unit. The kitchen comprises a range of wall and base units with worktop over, as well as an inset ceramic sink and drainer. There is a built in eye level oven and grill, plus inset hobs with extractor fitted above.

The wet room has a fitted shower, as well as a W.C and wash hand basin, whilst the master bedroom includes both fitted wardrobes and a built in cupboard. The second bedroom has patio doors to the rear conservatory, which opens to the rear garden, as well as an office or utility room to the rear. The rear garden is private and enclosed, and is laid to patio for ease of maintenance.

With off street parking and outbuildings also to see, an internal viewing comes highly recommended. Contact Molyneux Estate Agents of Brandon to arrange.

Measurements

Conservatory - 20' 7" x 8' 3"

Inner Hall

Kitchen - 10' 11" x 9' 10"

Lounge - 16' 1" x 9' 11" max

Wet Room - 5' 6" x 5' 4"

Bedroom 1 - 11' 5" max x 8' 8"

Bedroom 2 - 9' 3" x 7' 8"

Conservatory - 18' 4" x 7' 9" max

Office Space - 11' 2" x 5' 9"

Council Tax Band - B

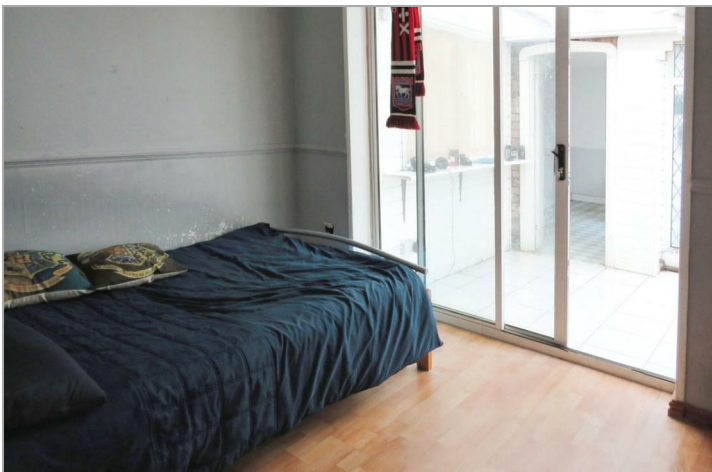
Molyneux Estate Agents has not tested any fixtures and fittings, services or appliances in this property and cannot guarantee that they are in working order. Whilst we intend to make our particulars as accurate as possible, measurements and statements are provided as a general guidance, they are not factual and should not be relied upon. Before ordering any carpets or built in furniture please contact the agent to verify any specific measurements.

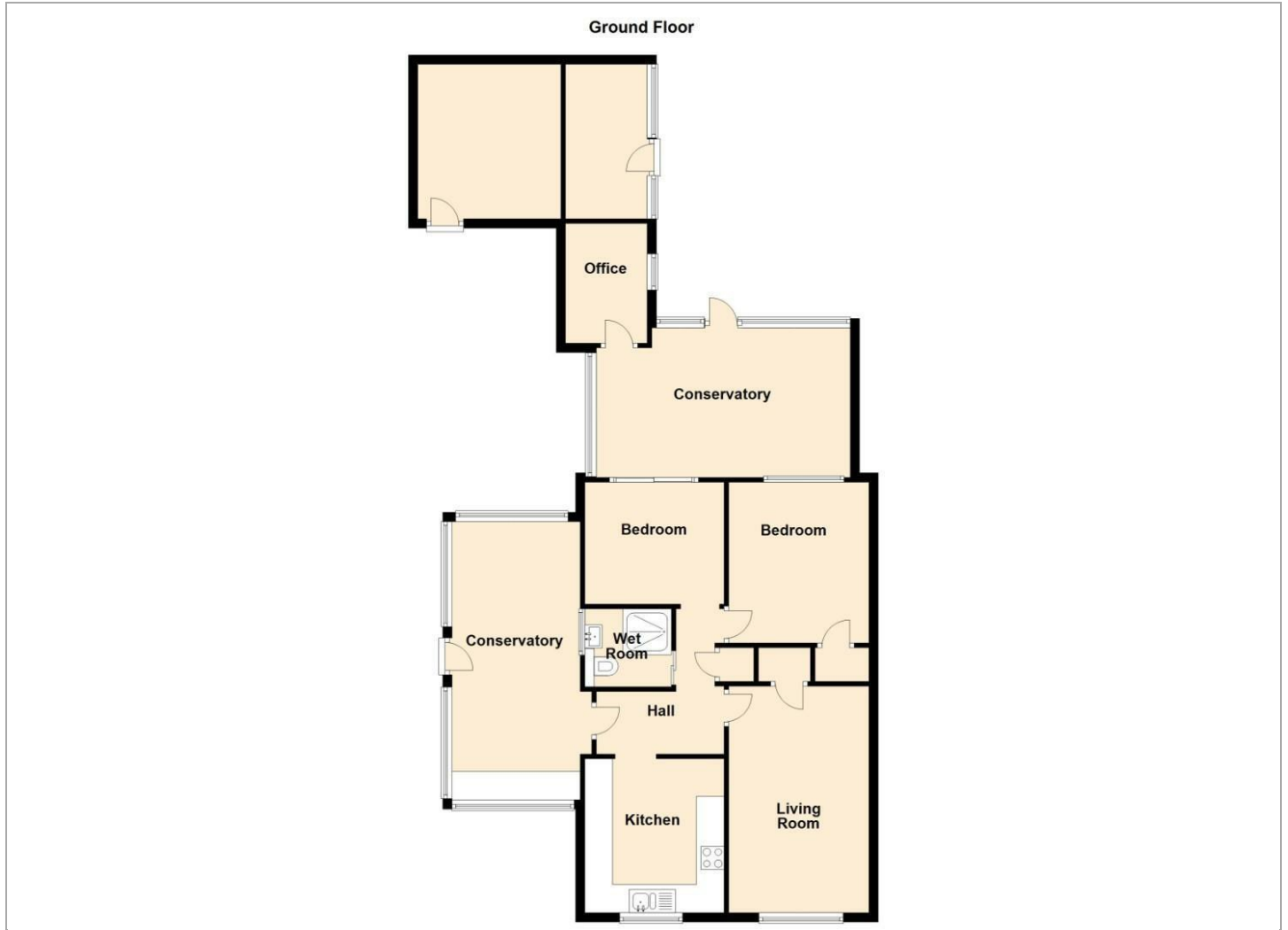
Floor plans are not to scale. They are provided for indication purposes and their accuracy should not be relied upon.

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.

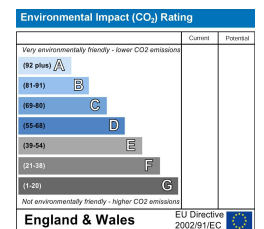
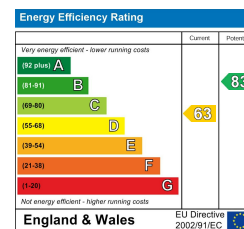
Tel: 01842 818282





Viewing

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



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

49A HIGH STREET, BRANDON, SUFFOLK, IP27 0AQ

TEL: 01842 818282 EMAIL: INFO@MOLYNEUXESTATEAGENTS.CO.UK WWW.MOLYNEUXESTATEAGENTS.CO.UK