



Thetford Road

Brandon, IP27

Price £240,000

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Description

This superb FAMILY HOME is available with NO ONWARD CHAIN and is conveniently located within WALKING DISTANCE of Brandon High Street amenities.

Downstairs the house comprises a spacious and welcoming entrance hall, with ample space to remove coats and shoes, which includes two built in storage cupboards as well as stairs to first floor landing. There is a generous lounge with French doors overlooking the rear garden and a fully fitted kitchen which includes a range of wall and base level units, space for a washing machine, fridge freezer and five ring gas hob with extractor hood over as well as an INTEGRATED cooker. The downstairs accommodation is concluded by a cloakroom W.C with wash hand basin.

Upstairs there are THREE BEDROOMS which will include BUILT IN wardrobes in the master bedroom (to be fitted) and a FAMILY BATHROOM which includes a W.C, wash hand basin and a bath with shower over.

Outside the house enjoys a large garden which is predominantly laid to lawn with a patio area for seating/entertaining. There is a useful storage shed at the furthest end of the garden as well as a GARAGE in front of the property which includes a personal side door. There is also a driveway off street parking.

Measurements

Entrance Hall - 13'10" max x 5'11" max

Cloakroom W.C - 5'00" x 2'09"

Lounge - 18'11" x 10'07"

Kitchen - 11'03" x 9'03"

Bedroom - 12'02" x 10'07"

Bedroom - 11'04" max x 9'03" max

Bedroom - 10'07" max x 6'04" max

Family Bathroom - 7'10" max x 5'10" max

Agents Note

Council Tax Band - B

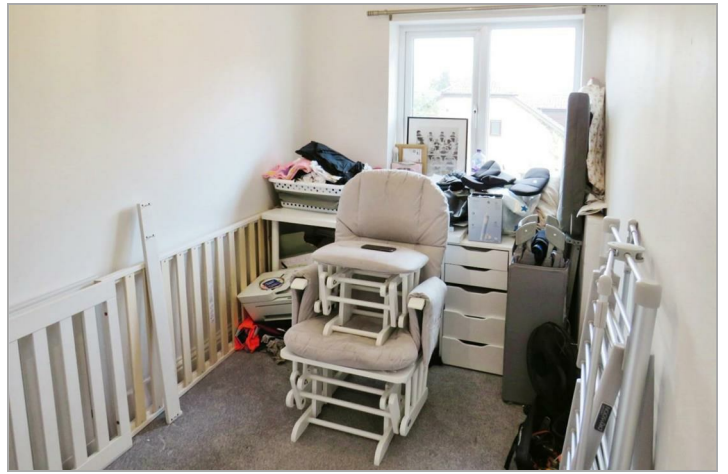
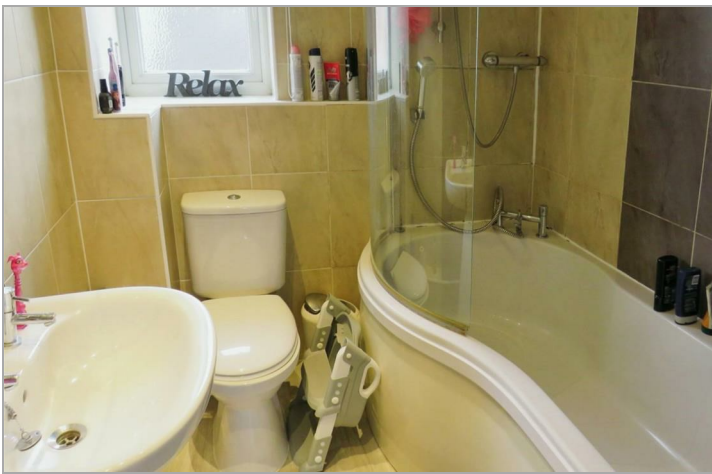
Molyneux Estate Agents has not tested any fixtures and fittings, services or appliances in this property and cannot guarantee that they are in working order.

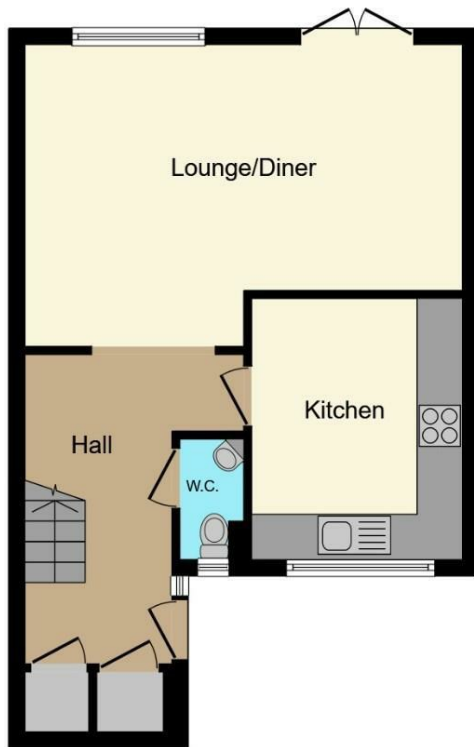
Whilst we intend to make our particulars as accurate as possible, measurements and statements are provided as a general guidance, they are not factual and should not be relied upon. Before ordering any carpets or built in furniture please contact the agent to verify any specific measurements. Floor plans 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.

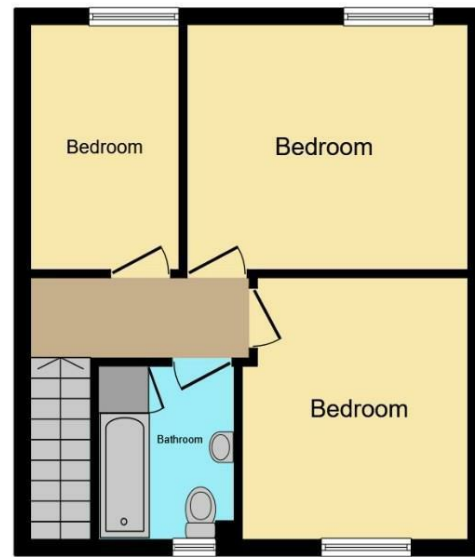
The Buyer is advised to obtain verification of the tenure from their Solicitor. The agent has not reviewed the title documents for this property.

Tel: 01842 818282





Ground Floor

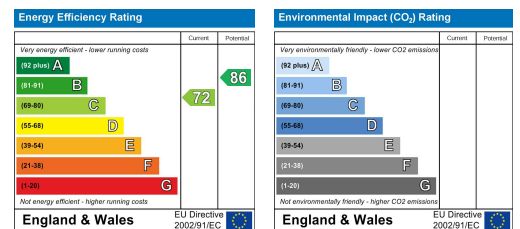


First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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.

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