



London Road

, IP27

Price £180,000

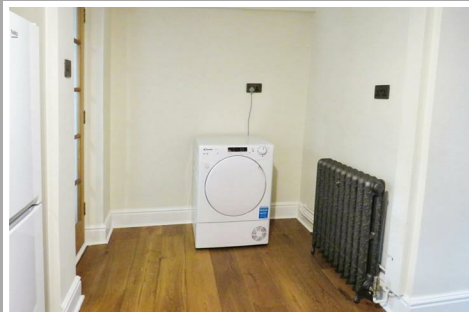
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London Road

, Brandon, IP27

Price £180,000



Description

Molyneux Estate Agents are excited to offer this charming, character home found in the market town of Brandon. This attractive flint cottage is situated within close proximity to the town centre of Brandon and it's range of amenities, as well as the train station towards the end of the High Street. The home enjoys sealed unit UPVC windows and doors throughout, as well as a gas fired central heating system.

The accommodation is found over two floors, with the lounge and kitchen making up the ground-floor, whilst upstairs there are two bedrooms as well as the family bathroom. The lounge is found at the front of the home and has an electric fireplace feature plus a window to the front aspect, and has been recently redecorated plus new carpet laid. The kitchen at the rear is a real must see! The high spec kitchen was recently fitted, and includes a range of modern wall and base units with worktop over. There is a built in eye level oven and grill, integrated dishwasher, as well as space for a washing machine, fridge-freezer and tumble dryer. There is a Butler sink with window above to the rear aspect, inset induction hobs with extractor over, plus a small rear lobby area and external rear door.

Upstairs the main bedroom is to the front of the home, and has two built in wardrobes as well as a third cupboard housing the gas fired boiler. The second bedroom and bathroom both have windows to the rear aspect, the bathroom is a stunning suite comprising a clawfoot bath with shower attached, W.C and wash hand basin.

The property is well presented throughout, with the kitchen and bathroom being particularly impressive!

To the front of the home is a garden area enclosed by picket fencing. The garden is laid to patio for ease of maintenance and is an ideal spot for seating/ dining. There is also a timber shed and bin store, plus an electric charging point. The cottage comes with two parking spaces within the parking

area found in front of the home.

The home is well positioned not far from the town centre of Brandon and it's range of amenities. Brandon is well known for it's close proximity and easy access in to the Thetford Forest, with Brandon Country Park also an ideal attraction. There are good road links to Bury St Edmunds, Norwich, Cambridge and beyond, plus a train station and bus service.

An internal viewing is available now and comes highly recommended! Contact Molyneux Estate Agents of Brandon to arrange.

Measurements

Lounge - 13' 4" max x 12' 11"

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

Stairs to first floor landing

Bedroom 1 - 10' 6" x 9' 8"

Bedroom 2 - 8' 8" x 7' 11" max

Bathroom - 8' 7" x 5' 1"

Council Tax band - A

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

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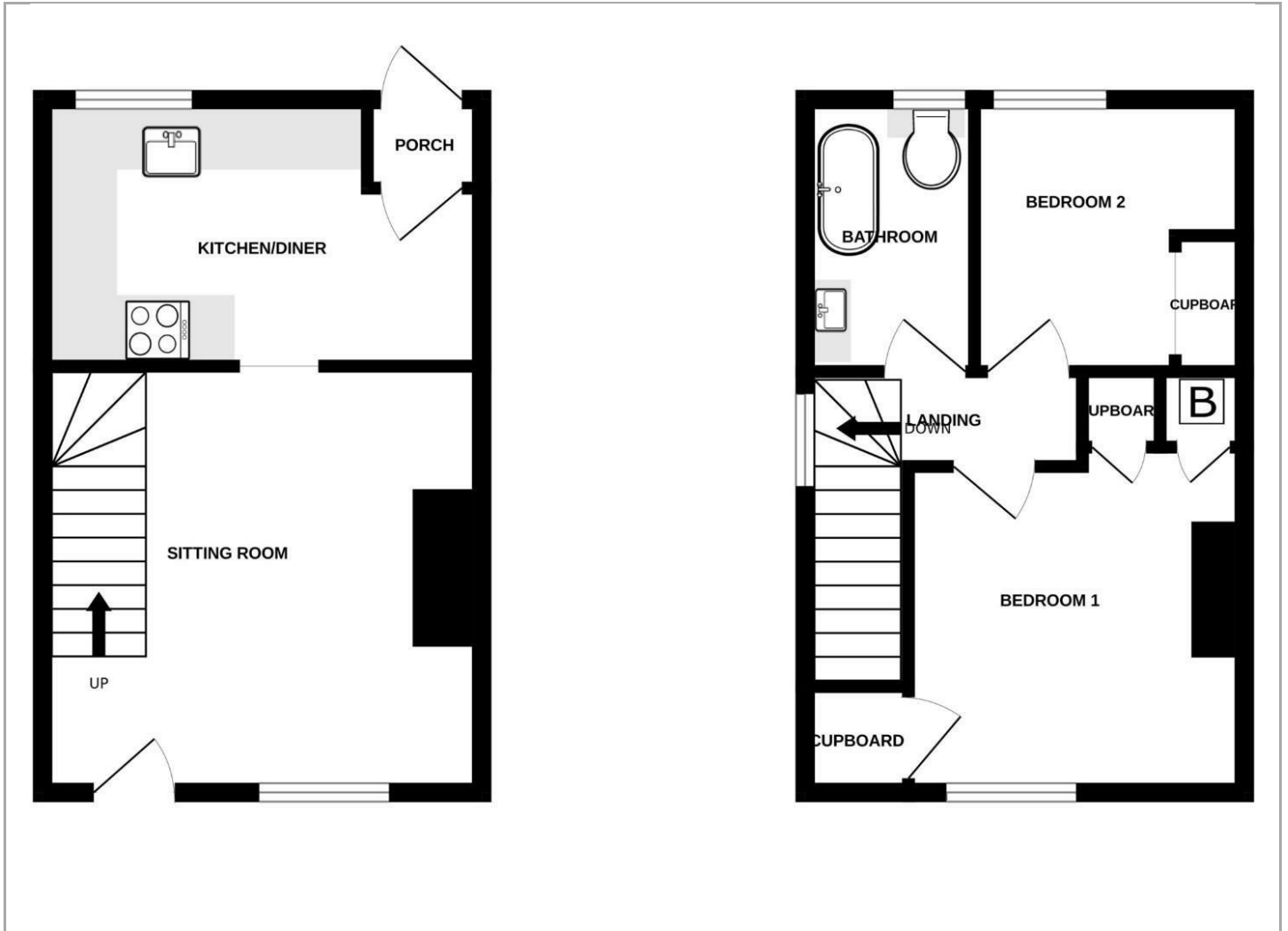
general guidance, they are not factual and should not be relied upon. Before ordering any carpets or built in furniture please contact the agent to verify any specific measurements.

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.

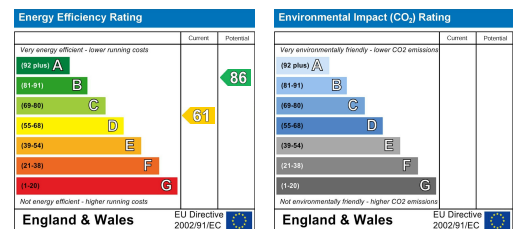
The Buyer is advised to obtain verification of the tenure from their Solicitor. The agent has not reviewed the title documents for this property.





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