



London Road

, IP27

Price £150,000

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, Brandon, IP27

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## Description

Molyneux Estate Agents are extremely excited to offer this fantastic character home found within the town centre of Brandon in Suffolk. Offered with no onward chain, this charming property offers an open plan design, to include the bedroom, lounge and kitchen. Beautifully presented, with a vaulted ceiling and solid pine wood floor, plus several windows to both sides allowing for lots of natural light. The kitchen includes a range of fitted wall and base units with worktop over and a useful breakfast bar. There is an inset stainless steel sink and drainer, built in oven with hob and extractor over, plus space for a washing machine, dishwasher and fridge-freezer. There is also a water softener in place. The separate shower room is a wet room style, with walk in shower area, W.C and wash hand basin.

Externally there is a gate to the side of the home opening to the shingled footpath that leads to the front entrance. There is also a small decked area with bench ideal for sitting with a morning coffee or evening glass of wine.

The property is located just a short stroll from Brandon High Street and Market Square and it's range of local 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

Kitchen/ Lounge/ Bedroom - 28' 9" x 8' 1"

Shower Room - 8' 1" x 3' 10"

Council Tax Band -

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.

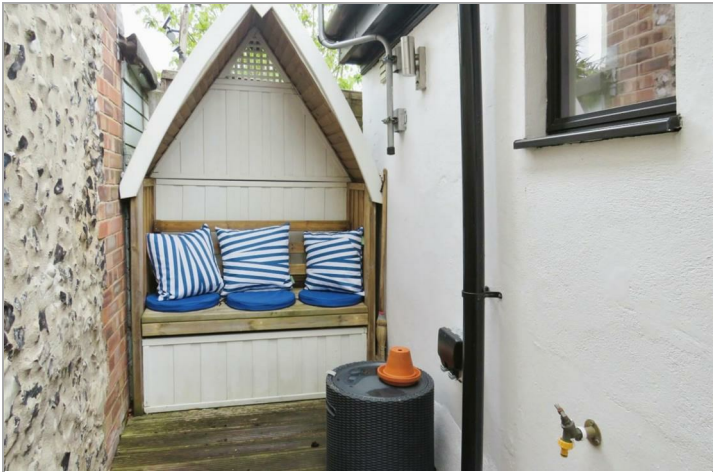
Before ordering any carpets or built in furniture please contact the agent to verify any specific measurements.

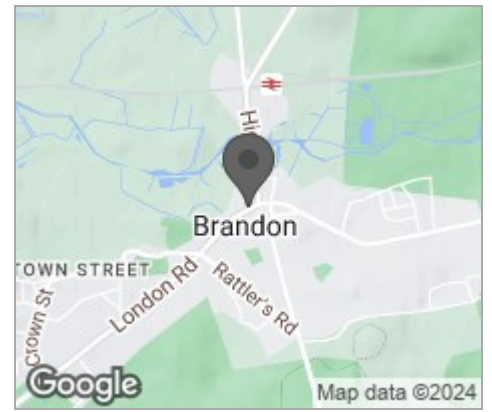
Floor plans are not to scale. They are provided for indication purposes and their accuracy should not be relied upon.

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.

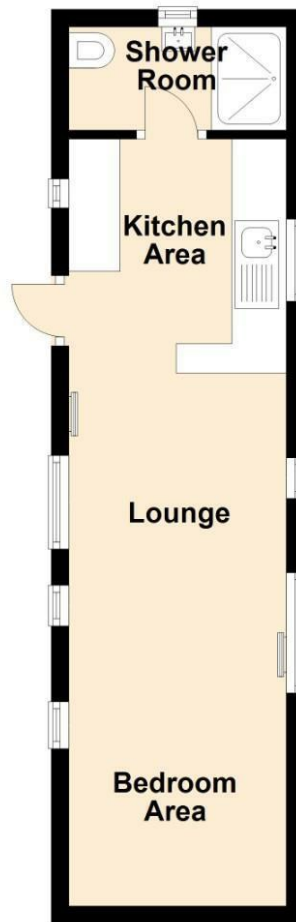
The Buyer is advised to obtain verification of the tenure from their Solicitor. The agent has not reviewed the title documents for this property.

Tel: 01842 818282





### Ground Floor



### 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	(92 plus) <b>A</b>		
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	(92 plus) <b>A</b>		
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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