



London Road

Brandon, IP27

Price £180,000

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Description

This superb home is well situated within CLOSE PROXIMITY to High Street amenities and Tesco supermarket as well as WALKING DISTANCE of the local playing fields. The house includes a gas fired central heating system as well as UPVC double glazed windows and allocated parking space for two cars.

Downstairs the house comprises a lounge, dining room and kitchen space which enjoys exposed beams to the ceiling as well as a feature electric fireplace. The kitchen is fully fitted with a range of wall and base level units, stainless steel sink, space for a washing machine, fridge freezer and cooker (with fitted extractor hood over) and also benefits from a door which opens onto Victoria Avenue pathway with direct access to the High Street in one direction and local playing fields in the other.

Upstairs there are TWO DOUBLE BEDROOMS which both include BUILT IN WARDROBES as well as an additional storage cupboard and boiler cupboard in the master bedroom. The internal accommodation is concluded by a FAMILY BATHROOM which features a W.C, wash hand basin, bath with a shower over and an attractive skylight window which allows natural light to flood into the room.

Measurements

Kitchen - 12'00" max x 9'10" max

Dining Area - 12'01" x 7'00"

Lounge - 12'02" max x 11'11" max

Bathroom - 6'10" x 5'07"

Bedroom - 12'00" max x 10'06" max

Bedroom - 12'00" max x 9'10" max

Agents Note

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 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

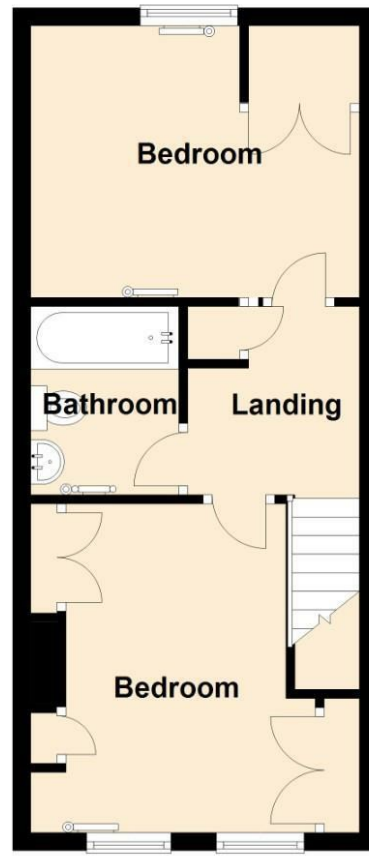




Ground Floor



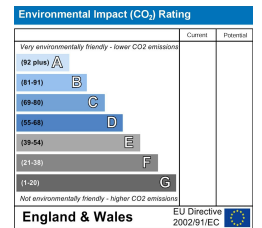
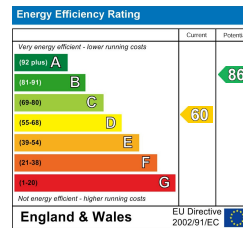
First Floor



58 London Road, Brandon

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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