



Bracken Rise

Mundford, IP26

Price £250,000

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Mundford, IP26

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Description

This superb FAMILY HOME is available with NO ONWARD CHAIN and is well situated within a CUL-DE-SAC location on the outskirts of Mundford village. The property benefits from a gas fired central heating system as well as UPVC double glazed windows throughout.

Downstairs the house comprises a spacious entrance hall which provides ample space to remove coats and shoes in addition to a cloakroom W.C, useful storage cupboard and stairs leading to the first floor landing. There is a fully fitted kitchen which includes a range of wall and base level units, understairs pantry storage cupboard, wall mounted gas boiler, 1.5 bowl stainless steel sink, space for a fridge freezer, cooker and washing machine and a door which opens out to the rear garden. The downstairs accommodation is concluded by a GENEROUS SIZED lounge which extends to over 22ft and a separate sitting room/ dining room with French doors.

Upstairs the house offers three bedrooms which all include BUILT IN storage as well as a FAMILY BATHROOM which comprises a W.C, wash hand basin and bath with electric shower over. There is also an airing cupboard which houses the hot water cylinder.

Outside the property enjoys driveway off street parking for two cars, a front garden which has been laid to lawn and a fully enclosed rear garden which sits on a pleasant corner plot. The rear garden is predominantly laid to lawn and includes a patio with wooden pergola over leading from French doors and kitchen door, useful storage shed and a side access gate.

Measurements

Cloakroom W.C - 5'09" x 3'00"

Lounge/ Dining Room - 22'07" max x 11'11" max

Sitting Room - 16'04" x 7'11"

Kitchen - 11'06" max x 9'00" max

Bedroom - 12'02" max x 10'07" max

Bedroom - 12'02" max x 9'00" max

Bedroom - 9'00" max x 7'05" max

Family Bathroom - 9'00" max x 5'08" max

Agents Note

Council Tax Band - C

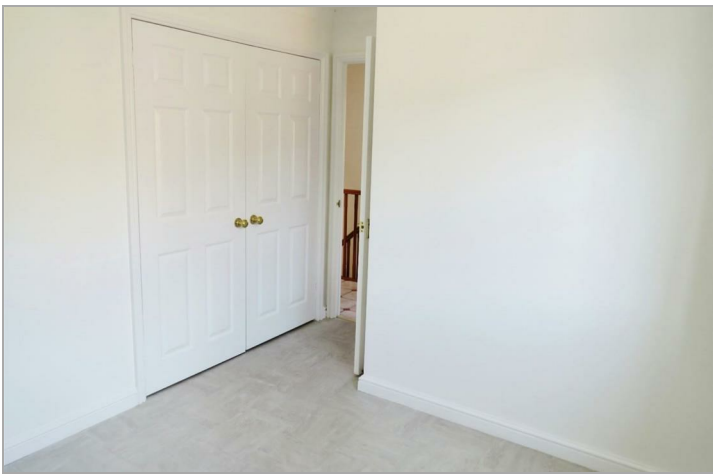
Molyneux Estate Agents has not tested any fixtures and fittings, services or appliances in this property and cannot guarantee that they are in working order.

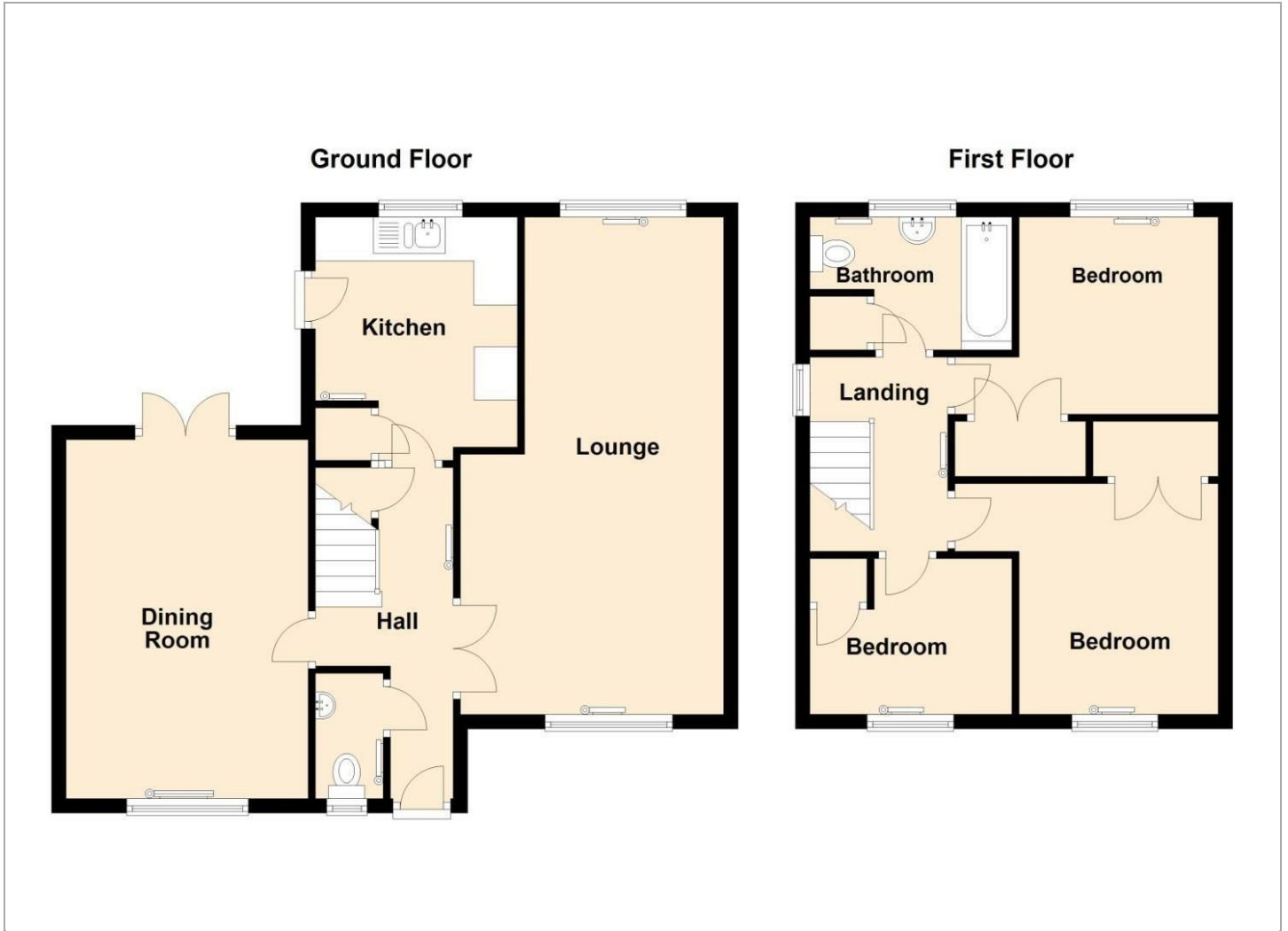
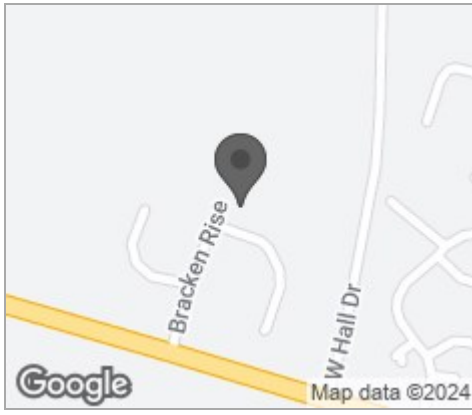
Whilst we intend to make our particulars as accurate as possible, measurements and statements are provided as a general guidance, they are not factual and should not be relied upon. Before ordering any carpets or built in furniture please contact the agent to verify any specific measurements. Floor plans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

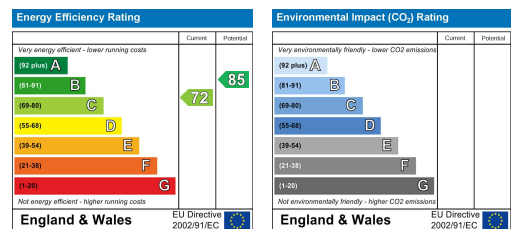
Tel: 01842 818282





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.

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