



# Rought Avenue

, IP27

Offers over £200,000

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, Brandon, IP27

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## Description

This SPACIOUS FAMILY HOME is located within a mile of Brandon Town Centre as well as its shops and amenities and benefits from a gas fired central heating system.

Downstairs the property comprises a welcoming entrance porch which provides ample space to remove coats and shoes in addition to an inner hallway which includes a cloakroom W.C and understairs storage cupboard. There is a lounge with French doors overlooking the rear garden as well as a fully fitted kitchen which offers a range of wall and base level units, pantry cupboard, storage cupboard and boiler cupboard, a door leading outside as well as space for a fridge freezer, washing machine, dishwasher and cooker with extractor hood fitted over.

Upstairs there are three bedrooms, the larger two of which include BUILT IN STORAGE cupboards, as well as a FAMILY BATHROOM. The bathroom comprises W.C, wash hand basin, bath and shower over.

Outside the property benefits from low maintenance front and rear gardens in addition to driveway off street parking and a garage with power, light and an electric door. The front garden has been laid to shingle whilst the rear garden is laid to patio for ease of maintenance and includes a rear gate, brick built storage shed and an outside tap.

## Measurements

Entrance Porch - 6'07" x 5'09"

Cloakroom W.C - 4'03" x 3'08"

Lounge - 15'09" x 10'07"

Kitchen/ Breakfast Room - 18'07" x 8'04"

Bedroom - 15'09" max x 9'05" max

Bedroom - 13'00" x 10'03"

Bedroom - 9'04" x 7'06"

Family Bathroom - 6'04" x 5'07"

## Agents Note

Council Tax Band - A

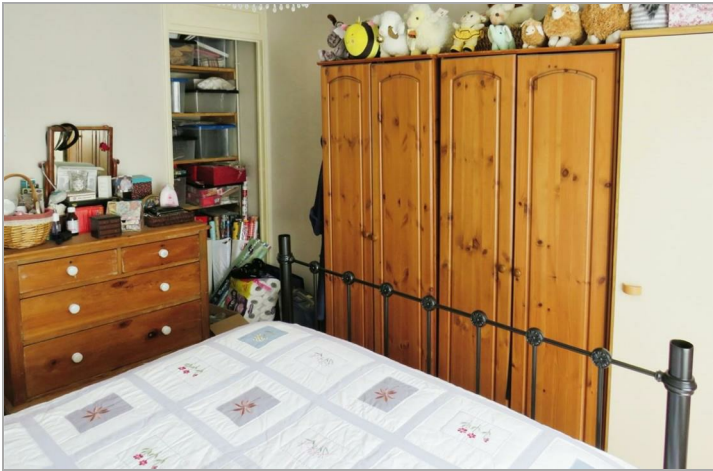
Molyneux Estate Agents has not tested any fixtures and fittings, services or appliances in this property and cannot guarantee that they are in working order.

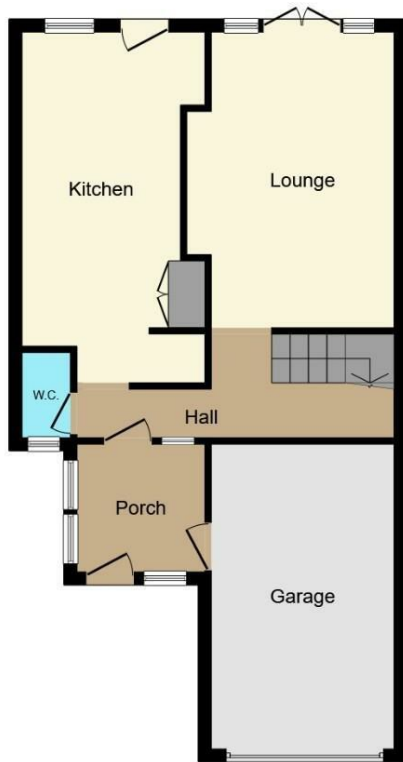
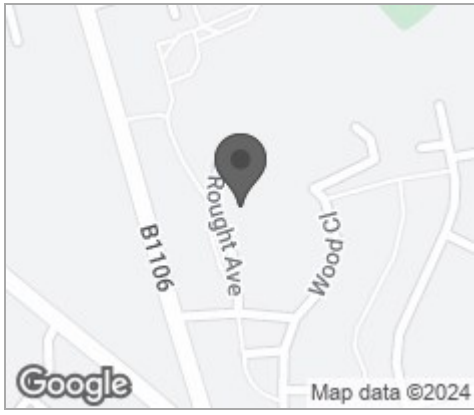
Whilst we intend to make our particulars as accurate as possible, measurements and statements are provided as a general guidance, they are not factual and should not be relied upon. Before ordering any carpets or built in furniture please contact the agent to verify any specific measurements. Floor plans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

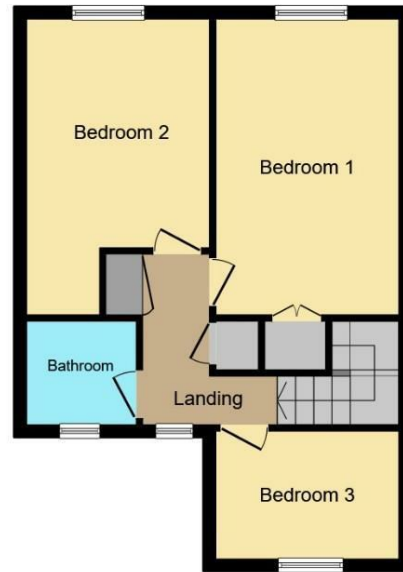
The Buyer is advised to obtain verification of the tenure from their Solicitor. The agent has not reviewed the title documents for this property.

Tel: 01842 818282





Ground Floor

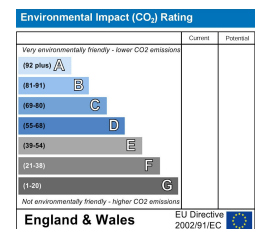
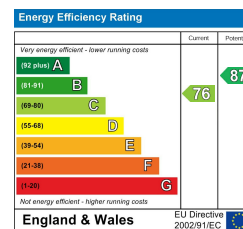


First Floor

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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