



Market Hill

Brandon, IP27

Offers over £90,000

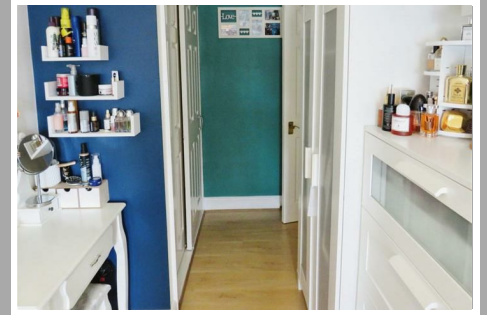
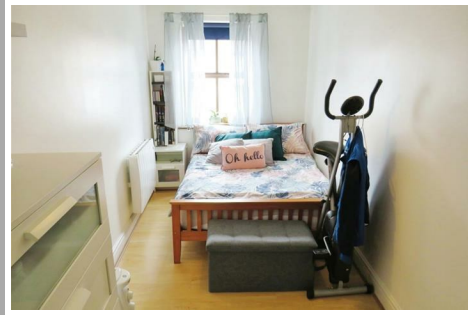
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Description

This property is available with NO ONWARD CHAIN and enjoys spacious accommodation in a TOWN CENTRE LOCATION on Brandon Market Square within WALKING DISTANCE of High Street shops and amenities. There is also one allocated parking space.

Inside there are TWO DOUBLE BEDROOMS in addition to a lounge, fully fitted kitchen and a family bathroom.

The kitchen comprises a range of wall and base level units, stainless steel sink, INTEGRATED cooker and an electric hob with extractor hood over as well as space for a fridge freezer and washing machine. The bathroom includes a W.C, wash hand basin and bath with electric shower over.

The accommodation is concluded by a hallway which offers a storage cupboard as well as the airing cupboard which houses a hot water cylinder.

Measurements

Lounge - 14'02" x 11'03"

Kitchen - 8'01" x 7'08"

Bedroom - 19'07" max x 6'04" max

Bedroom - 16'03" x 7'11"

Bathroom - 6'08" x 6'02"

Agents Note

This property is Leasehold.

Length of Lease: 99 years from 9th July 1991

Years Remaining on Lease: 66 Years

Ground Rent: £50.00 per annum. (£25.00 per annum for first 25 years of lease, £50.00 per annum for second 25 years,

£100 per annum for third 25 years etc).

Maintenance Fee: £10.00 per annum.

Insurance: £10.00 per annum.

The above payments are payable to the Freeholder.

Council Tax Band - A

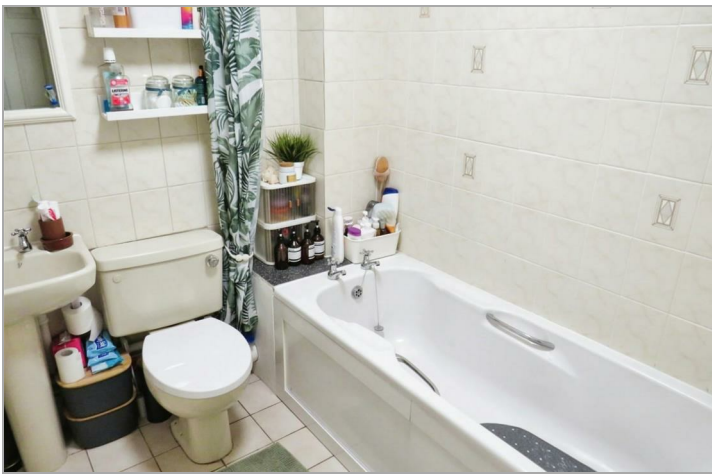
Molyneux Estate Agents has not tested any fixtures and fittings, services or appliances in this property and cannot guarantee that they are in working order.

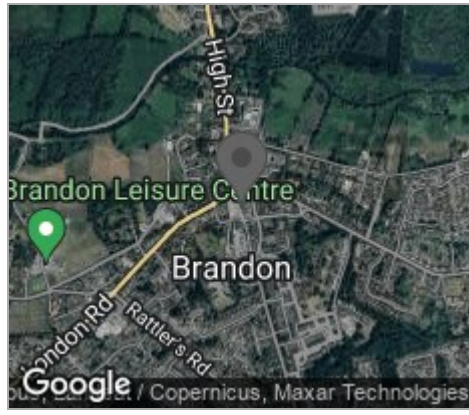
Whilst we intend to make our particulars as accurate as possible, measurements and statements are provided as a general guidance, they are not factual and should not be relied upon. Before ordering any carpets or built in furniture please contact the agent to verify any specific measurements. Floor plans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

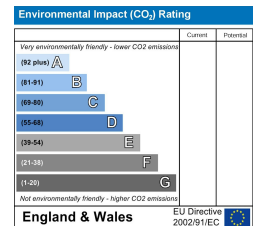
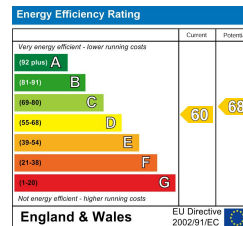
Tel: 01842 818282





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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