



# Heath Road

, IP27

Offers over £200,000

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, Brandon, IP27

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## Description

Molyneux Estate Agents are excited to offer this spacious, end of terraced home, found in the market town of Brandon.

The accommodation is found over three floors, with the ground-floor accessed via a welcoming entrance hall, where you'll find a useful cloakroom with W.C and wash hand basin. The inner hall has stairs leading to the first floor, and opens to the dining room, which has tiled flooring, and French doors opening to the back garden. There is a door opening to a brick storage area, which also has a door leading to the rear. The diner opens to the kitchen, which also has tiled flooring, and a window to the front aspect. There are a range of fitted wall and base units with worktop over, as well as a built in oven with hob and extractor above. There is an inset stainless steel sink and drainer, space for a washing machine and fridge-freezer, plus the kitchen is home to the wall mounted gas boiler.

The first floor comprises both the lounge and master bedroom. The lounge is found to the rear, with one large and another smaller window looking over the rear garden. The generously sized bedroom is found at the front and has a window to the front aspect.

The second floor comprises three further bedrooms, as well as the family bathroom. Bedroom two is found at the front of the home whilst bedrooms three and four are to the rear. The bathroom comprises a walk in shower cubicle, W.C, wash hand basin and window to the front aspect.

The rear garden offers low maintenance, being laid to patio, and is fully enclosed by fencing.

The home is well positioned not far from the town centre of Brandon and it's range of 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.

## Measurements

Entrance Hall

Cloakroom

Kitchen - 13' 10" x 9' 5" max

Dining Room - 12' 1" x 11' 7"

Stairs to first floor

Lounge - 15' 10" x 12' 1"

Bedroom - 13' 10" x 9' 6"

Stairs to second floor

Bedroom - 12' 6" x 9' 5"

Bedroom - 13' 8" x 8' 6"

Bedroom - 8' 10" plus door recess x 7' 1"

Shower Room - 5' 6" x 5' 2" max

Council Tax Band - B

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.

Tel: 01842 818282

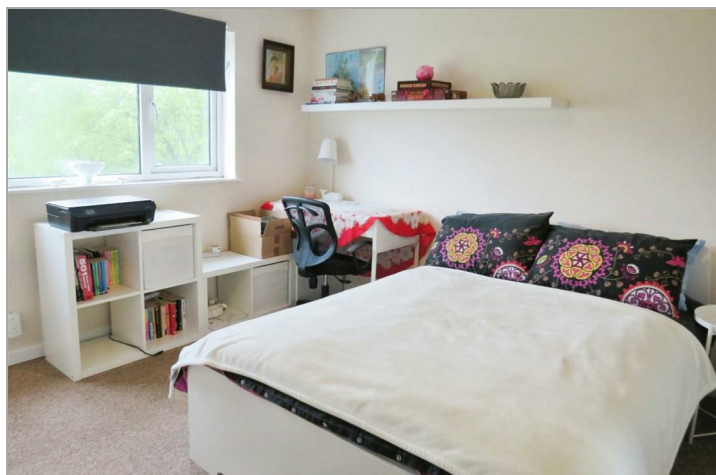
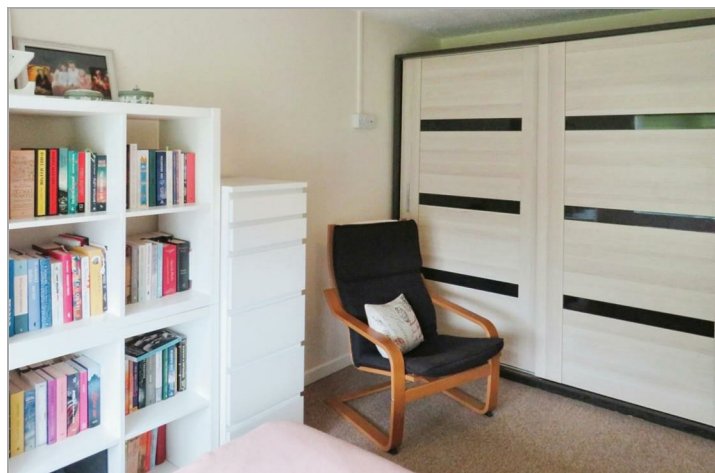
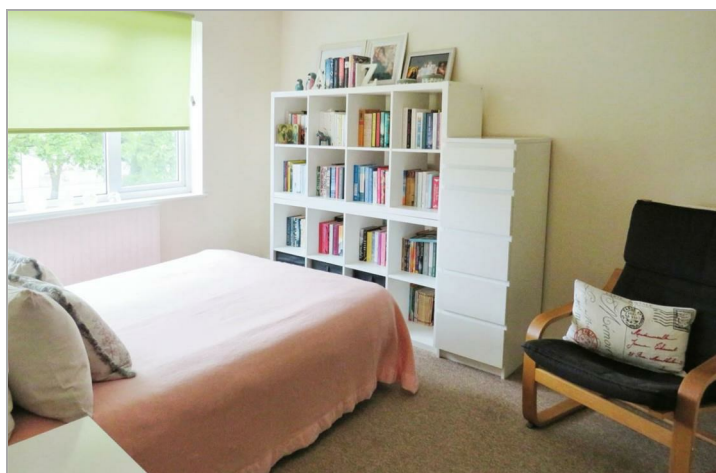


Before ordering any carpets or built in furniture please contact the agent to verify any specific measurements.

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.

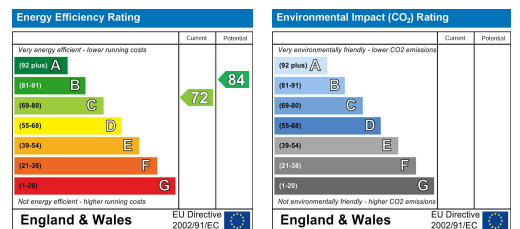
The Buyer is advised to obtain verification of the tenure from their Solicitor. The agent has not reviewed the title documents for this property.





## 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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