



Yew Drive

, IP27

Price £190,000

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, Brandon, IP27

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Description

Fantastic opportunity to purchase this modern, terraced home found in the well served market town of Brandon, within close proximity to both the Thetford Forest and Brandon Country Park.

The property itself boasts sealed unit UPVC doors and windows throughout, as well as a gas fired central heating system. There are two allocated parking spaces as well as an enclosed rear garden.

The internal accommodation is accessed via a welcoming entrance hall, with a door opening in to the lounge, plus stairs leading to the first floor landing. The lounge has a window to the front aspect, and an internal door to the kitchen/ diner. The kitchen area includes a range of wall and base units with worktop over, as well as an inset stainless steel sink and drainer. There is space for a fridge/ freezer, washing machine, dishwasher and cooker. There is a built in cupboard in the space 'under the stairs', whilst the gas boiler is wall mounted to one corner. The kitchen/ diner opens to a rear hall, where you'll find the useful cloakroom, with W.C and wash hand basin. There is also a door opening to the rear garden.

The upstairs landing has a built in storage cupboard as well as a ceiling hatch for access to the loft space. The landing opens to both double bedrooms, with the main bedroom found to the front, and bedroom two at the rear. The family bathroom completes the accommodation, comprising a panelled bath with shower over, W.C and wash hand basin, as well as a window to the rear aspect.

The rear garden is predominantly laid to lawn and includes a timber garden shed. It is fully enclosed by fencing, with a useful rear gate.

Viewings are by appointment with Molyneux estate agents of Brandon. Call or email now to arrange!

Measurements

Entrance Hall

Lounge - 13' 4" x 11' 10" max

Kitchen/ Diner - 15' 4" x 9' 9"

Cloakroom

Stairs to first floor landing

Bedroom 1 - 15' 4" max x 9' 9"

Bedroom 2 - 13' 4" max x 8' 4" max

Bathroom - 6' 6" x 5' 8"

Council Tax Band - A

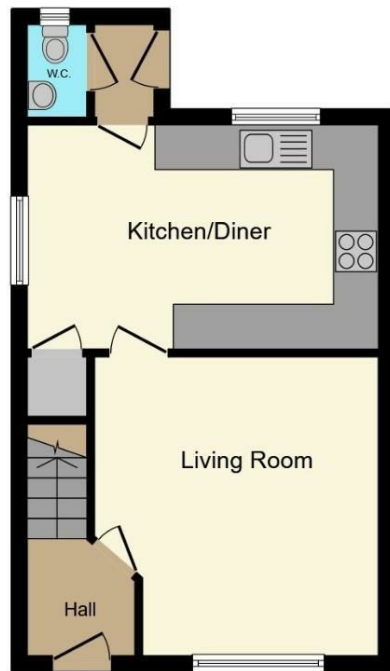
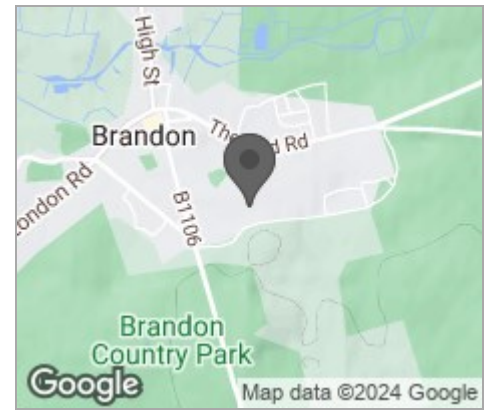
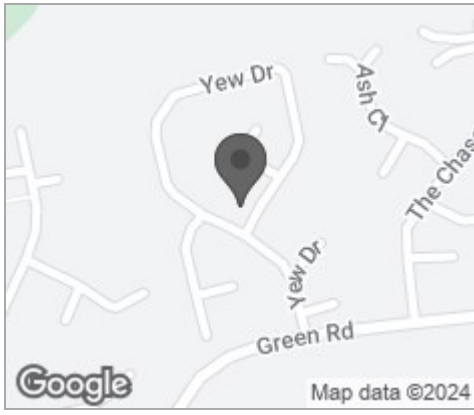
Molyneux Estate Agents has not tested any fixtures and fittings, services or appliances in this property and cannot guarantee that they are in working order. Whilst we intend to make our particulars as accurate as possible, measurements and statements are provided as a general guidance, they are not 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.

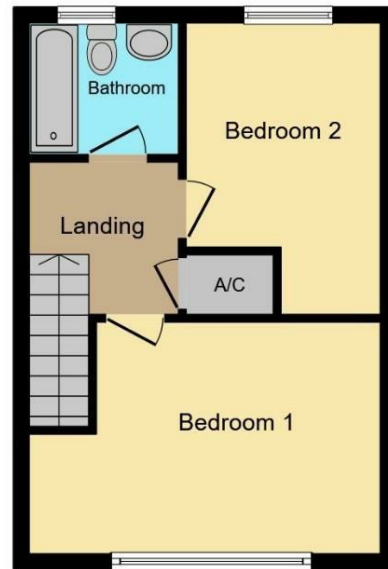
The Buyer is advised to obtain verification of the tenure from their Solicitor. The agent has not reviewed the title documents for this property.

Tel: 01842 818282





Ground Floor

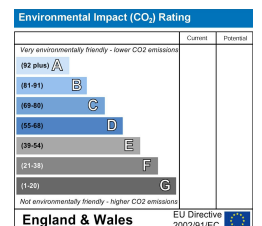
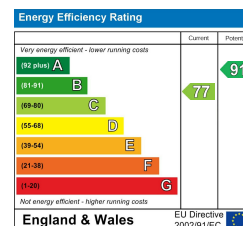


First Floor

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

Viewing

Please contact our Brandon Office on 01842 818282 if you wish to arrange a viewing appointment for this property or require further information.



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