



Queens Road

, IP27

Offers over £250,000

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, Brandon, IP27

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Description

Molyneux Estate Agents are excited to offer this fully renovated home found in the sought after market town of Brandon. Offered with no onward chain, the accommodation comprises three bedrooms and family bathroom upstairs, with an open plan lounge/ diner and kitchen, plus utility room and useful cloakroom to the ground-floor.

The renovation includes new windows and doors throughout (Aug 23) plus a new gas fired combi boiler (Nov 23) and a full re-wire (Jan 24). There is new LVT flooring fitted to the ground-floor, new carpets up the stairs and throughout the landing and bedrooms. With a brand new kitchen, bathroom, cloakroom and utility, in addition to being re-plastered and decorated, the home is ready for the new buyer to move in and get settled right away!

The property has gardens front and rear, the front garden is laid to lawn with an enclosing front wall and gate for access. The rear garden has been fully landscaped, to include a decking area and new timber shed, whilst being predominantly laid to fresh lawn. The rear garden is fully enclosed by fencing with concrete posts throughout.

The internal accommodation is accessed via a welcoming entrance hall, where there are stairs leading to the first floor, and a useful built in cupboard making use of the space under the stairs. This is where the gas and electric meters are found. The entrance hall opens to the open plan lounge/ diner which in turn opens to the kitchen. The lounge/ diner has a window to the front aspect as well as French doors opening to the rear garden.

The kitchen includes a range of fitted base units with worktop over, plus a handy breakfast bar. There is a built in oven with hob and extractor fitted above, as well as an integrated fridge and freezer. There is an inset sink and drainer with window above looking out to the rear garden, plus a useful eye level microwave fitted, with a storage unit above.

The kitchen opens to an additional lobby area, with external doors to both the front and rear. The lobby has doors to the utility and cloakroom. The utility has additional units and a sink fitted, as well as providing space for a washing machine and tumble dryer. The gas fired boiler is wall mounted within a cupboard. The cloakroom has W.C and wash hand basin.

Upstairs the landing opens to all three bedrooms and the family bathroom. The largest and third bedroom are both found at the front of the home with windows to the front aspect. The second bedroom is located at the rear and has a window looking over the rear garden. The family bathroom completes the accommodation, and is a fully tiled suite comprising a panelled bath with shower over and attached, plus W.C, wash hand basin and a heated towel rail. There are frosted windows to both the front and side aspects.

An internal viewing of this superb home comes highly recommended! Contact Molyneux Estate Agents of Brandon to arrange.

Measurements

Entrance Hall

Lounge/ Diner - 22' 1" x 12' 4"

Kitchen - 9' 5" x 6' 9"

Utility - 5' 8" x 4' 7"

Cloakroom

Bedroom 1 - 12' 5" x 10' 4" plus door recess

Bedroom 2 - 11' plus door recess x 9' 5"

Bedroom 3 - 8' 9" x 8' 5"

Bathroom - 7' 6" x 5' 5"

Tel: 01842 818282

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.

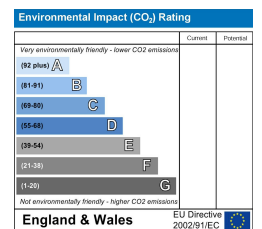
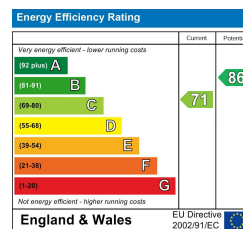
Items shown in photographs are not included unless they are detailed within the sales particulars. They may be available by separate negotiation.





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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