



# Pinewood Drive

Brandon, IP27

Price £220,000

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## Description

This superb detached bungalow is available with NO ONWARD CHAIN and benefits from an excellent location within CLOSE PROXIMITY to the nearby Tesco supermarket and bus route. The property also offers exciting potential to update and improve throughout!

Internally the bungalow comprises a welcoming entrance hall which includes an airing cupboard (housing the hot water cylinder) and a storage cupboard which houses the electricity meter and fuse board. There are TWO BEDROOMS which both include BUILT IN WARDROBES, a lounge with feature electric fireplace and a CONSERVATORY overlooking the rear garden.

The internal accommodation is concluded by a fully fitted kitchen, comprising a range of wall and base level units, 1.5 bowl stainless steel sink, six ring gas hob with extractor hood over, INTEGRATED cooker and space for additional appliances, as well as a FAMILY BATHROOM which includes a W.C, wash hand basin and bath with electric shower over.

Outside the property benefits from a GARAGE with up and over front door and a separate personal side door (accessible from the conservatory) in addition to a driveway which provides ample off street parking and a shingled front garden. There is also a fully enclosed rear garden which is predominantly laid to lawn and includes a small patio for seating/ entertaining.

## Measurements

Lounge - 14'7" max x 13'3" max

Kitchen - 13'3" x 7'9"

Conservatory - 14'1" x 7'4"

Bedroom - 13'00" x 10'11"

Bedroom - 13'00" x 8'07"

Family Bathroom - 7'04" x 5'00"

## Agents Note

Council Tax Band - B (West Suffolk).

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.

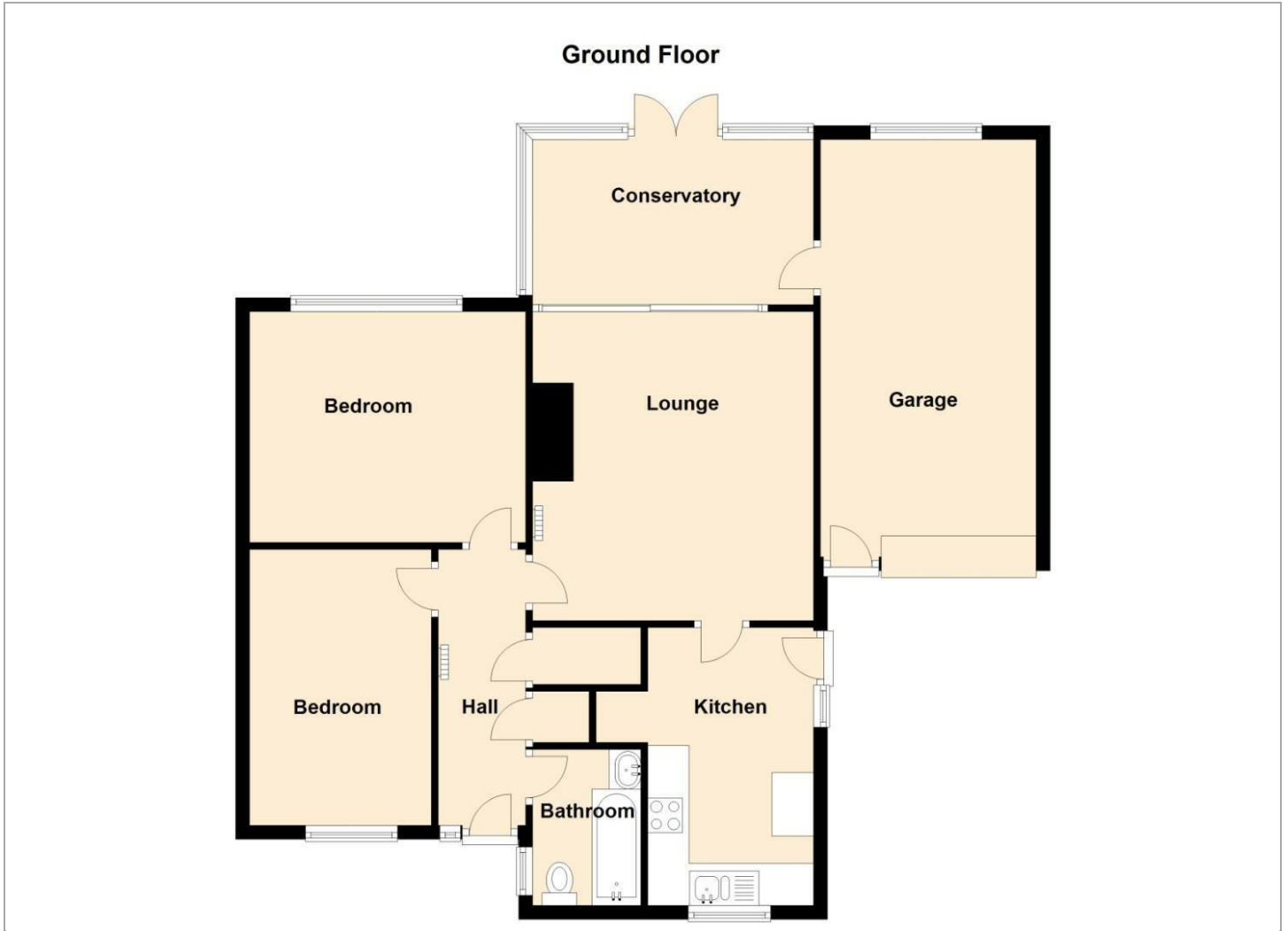
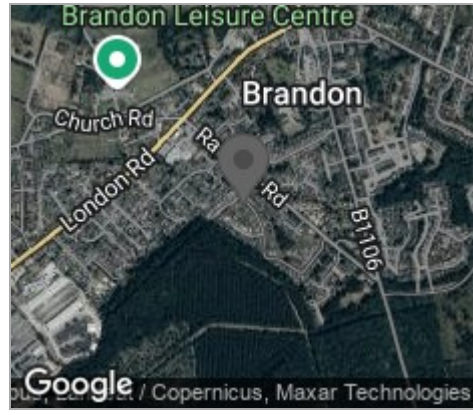
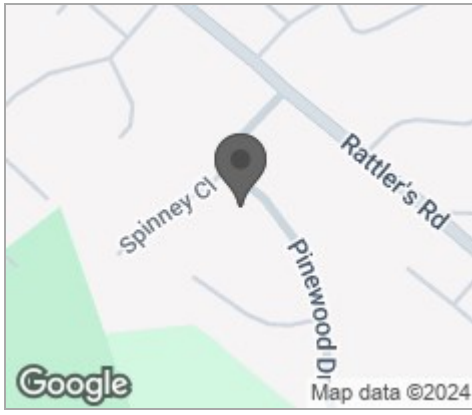
Floor plans are not to scale. They are provided for indication purposes and their accuracy should not be relied upon.

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.

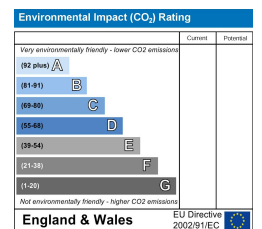
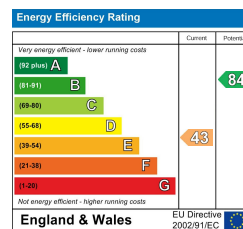
Tel: 01842 818282





## 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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