



Mounts Pit Lane

Brandon, IP27

Price £220,000

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Description

This MODERN TOWN HOUSE is available with NO ONWARD CHAIN and would make a fantastic FAMILY HOME or INVESTMENT, offering versatile living accommodation spread across three storeys.

Downstairs the house comprises a welcoming entrance hall with ample space to remove coats and shoes, as well as stairs leading to the first floor landing. There is a lounge with a useful understairs storage cupboard in addition to a fully fitted kitchen/ dining room and cloakroom W.C. The kitchen includes a range of wall and base level units, wall mounted gas boiler, INTEGRATED cooker with extractor hood over, space for a fridge freezer, washing machine and dishwasher as well as French doors leading out to the rear garden.

The first floor offers two double bedrooms as well as the FAMILY BATHROOM which comprises W.C, wash hand basin and bath. The internal accommodation is concluded with a stunning master bedroom that boasts an impressive DRESSING AREA, including BUILT IN WARDROBES, in addition to an EN SUITE which features a W.C, wash hand basin and shower cubicle.

Outside the property benefits from driveway off street parking as well as a single GARAGE. There is side gate access leading into a fully enclosed rear garden which is predominantly laid to lawn with a small patio area.

Measurements

Lounge - 13'10" x 11'9"

Kitchen/ Diner - 15'2" max x 12'7" max

Cloakroom W.C - 5'6" x 3'1"

Bedroom - 13'8" x 8'5"

Bedroom - 12'9" x 8'5"

Family Bathroom - 6'11" x 6'07"

Master Bedroom - 14'9" max x 11'7" max (sloped ceiling restricts head height at max measurement)

Dressing Area - 7'11" x 3'8" plus depth of built in wardrobes

En Suite Shower Room - 7'3" x 7'2"

Agents Note

There is a management fee of approx £261.65 per annum which is payable to Remus Management Ltd.

Council Tax Band - West Suffolk, C.

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.

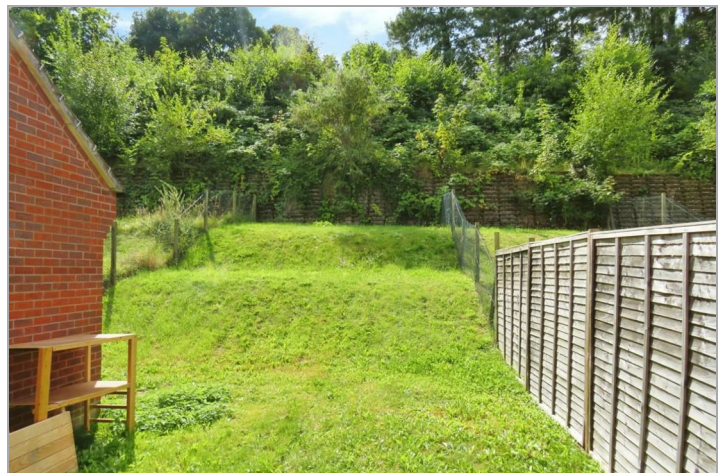
Whilst we intend to make our particulars as accurate as possible, measurements and statements are provided as a general guidance, they are not factual and should not be relied upon. Before ordering any carpets or built in furniture please contact the agent to verify any specific measurements.

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.

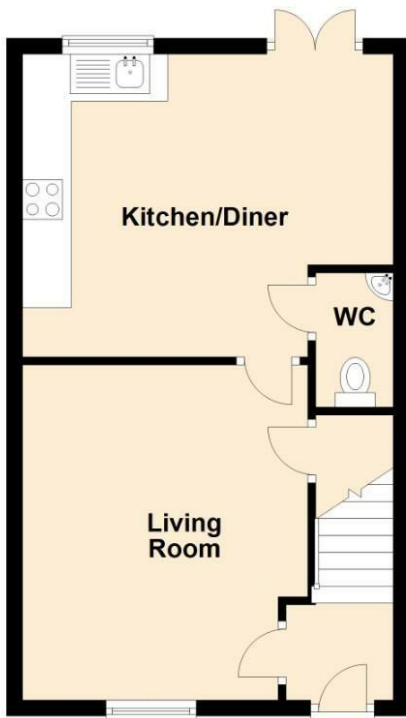
The Buyer is advised to obtain verification of the tenure from their Solicitor. The agent has not reviewed the title documents for this property.

Tel: 01842 818282

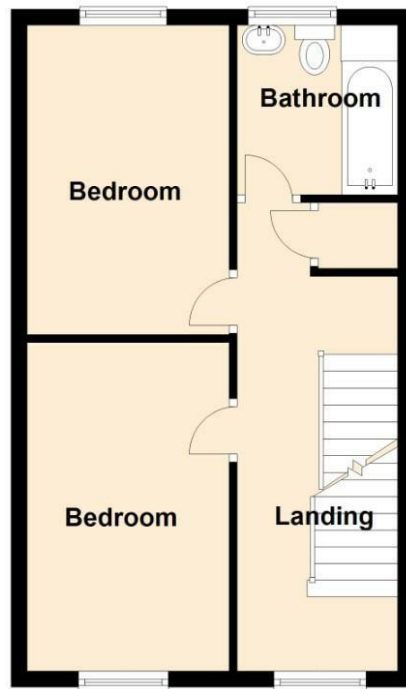




Ground Floor



First Floor

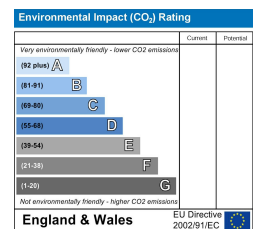
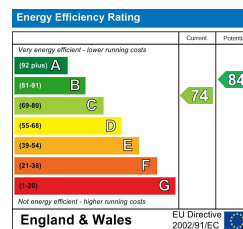


Second Floor



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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