



London Road

Brandon, IP27

Price £180,000

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Description

This three storey town house is available with NO ONWARD CHAIN and conveniently located in WALKING DISTANCE of Brandon Town Centre and High Street amenities as well as a local bus stop.

Downstairs the house comprises a welcoming entrance hall with ample space to remove coats and shoes in addition to two large double storage cupboards, an understairs storage cupboard and a shower room with W.C and wash hand basin. There is a fully fitted kitchen which offers a range of wall and base level units, 1.5 bowl sink unit, a breakfast bar as well as space for an American style fridge freezer, Range cooker with extractor hood over, washing machine, tumble drier and dishwasher. There is also a door leading outside into the rear garden. The downstairs accommodation is concluded with a single bedroom.

The first floor includes a generous sized lounge as well as the master bedroom which includes a built in storage cupboard. There are a further two bedrooms on the second floor and a family bathroom which comprises a W.C, wash hand basin, heated towel rail and bath with shower attachments over. There are also double storage cupboards on the first and second floor landing as well as an additional single cupboard on the second floor.

Outside the property benefits from an enclosed rear garden which has been laid to patio for ease of maintenance, with a small decking area, and features a side access gate which opens out to a residents parking area. This property also boasts one allocated parking space and includes a small additional piece of land on the corner of Coulson Lane which the current owners use to park two cars upon.

Measurements

Downstairs Shower Room - 5'4" x 4'5"

Kitchen/ Breakfast Room - 14'4" max x 10'6" max

Downstairs Bedroom - 7'11" x 7'3"

Lounge - 15'3" max x 14'5" max

First Floor Bedroom - 14'4" max x 10'7" max

Second Floor Bedroom - 9'1" plus depth of built in wardrobe x 9'4" max (sloped ceiling restricts head height at max measurement)

Second Floor Bedroom - 10'5" max x unable to obtain max measurement (sloped ceiling restricts head height at max measurement)

Family Bathroom - 7'2" x 6'5"

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.

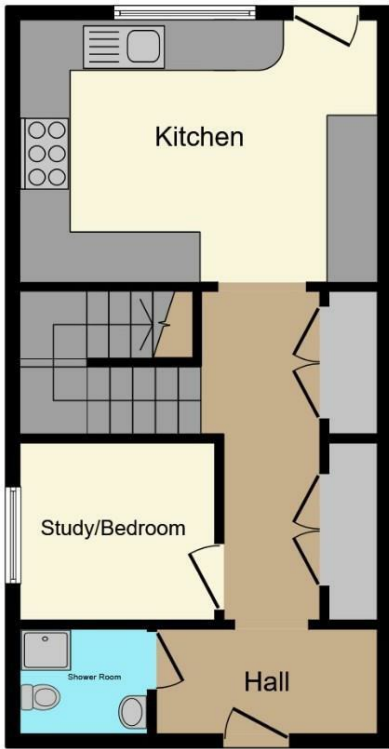
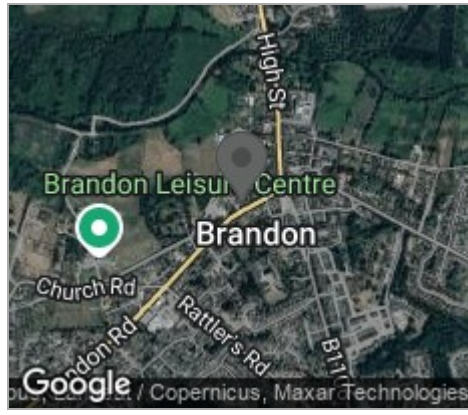
Floor plans are not to scale. They are provided for indication purposes and their accuracy should not be relied upon.

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.

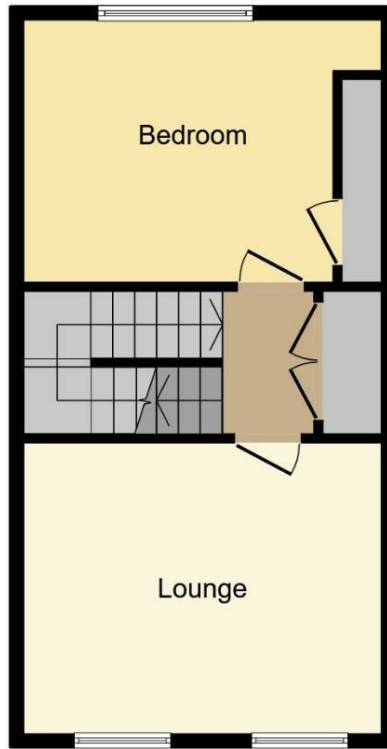
The Buyer is advised to obtain verification of the tenure from their Solicitor. The agent has not reviewed the title documents for this property.

Tel: 01842 818282

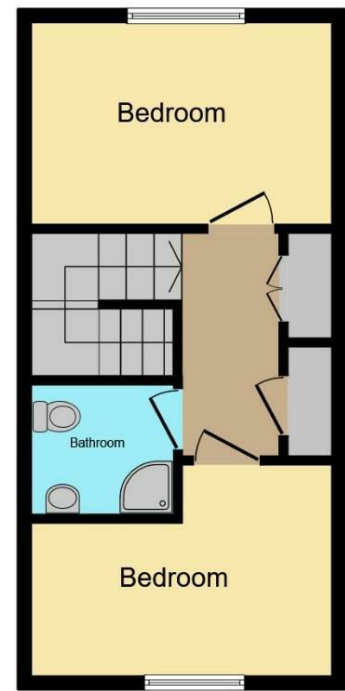




Ground Floor



First Floor

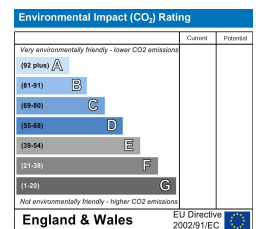
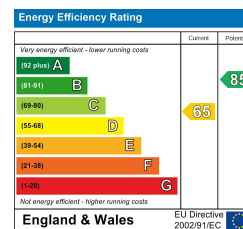


Second Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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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