



# Wellington Close

, IP27

Price £180,000

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, Brandon, IP27

Price £180,000



## Description

Offered to the market with no onward chain is this spacious, terraced home found within a cul de sac position, within close proximity to Brandon town centre and market square. Brandon offers a range of amenities to include two supermarkets, two GP's and a Leisure Centre as well as two primary schools and one high school. Brandon is surrounded by the Thetford Forest which offers fantastic trails to walk/ cycle and explore.

The property is warmed by a gas fired central heating system, and has sealed unit UPVC windows and door throughout.

The internal accommodation is accessed via a welcoming entrance hall, where there is a built in storage cupboard and useful cloakroom, with W.C and wash hand basin.

The open plan kitchen/ diner is found to the front of the home, and includes a range of fitted wall and base units with worktop over, as well as an inset stainless steel sink and drainer. There is space for the usual appliances, with an extractor fitted above the cooker space.

The lounge is found to the rear, and has French doors opening straight out to the back garden, as well as a built in storage cupboard.

Upstairs the landing enjoys a range of fitted storage cupboards, one of which houses the gas fired boiler. There is also a ceiling hatch for access in to the loft space.

The landing opens to three bedrooms, as well as the family bathroom, which comprises a panelled bath with shower attached above, W.C, wash hand basin and a window to the front aspect.

There are gardens to the front and rear, both of which include a brick store, whilst the rear garden, which is predominantly lawned, also includes a timber shed.

An internal viewing comes highly recommended, contact Molyneux Estate Agents to arrange.  
01842 818282

## Measurements

Entrance Hall

Cloakroom

Kitchen - 14' 5" x 6'

Diner - 11' 5" x 12' 1"

Lounge - 15' 11" x 12' 1"

Stairs to first floor landing

Bedroom 1 - 12' 10" x 10' 6"

Bedroom 2 - 13' 11" x 8' 6" plus door recess

Bedroom 3 - 9' 3" x 7' 2"

Bathroom - 8' 7" x 5' 1"

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.

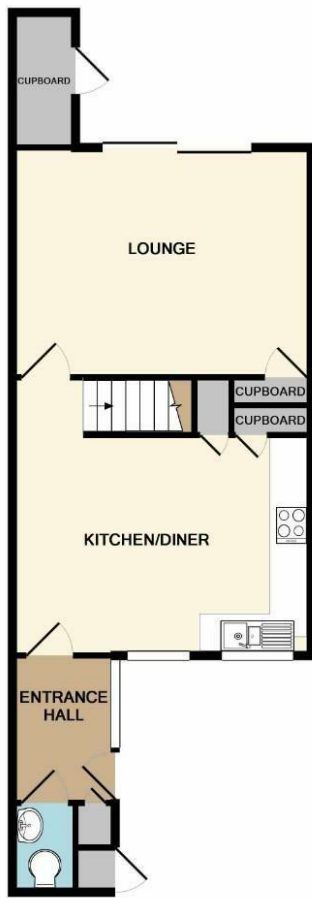
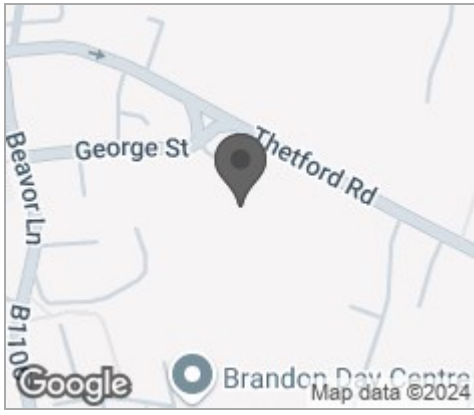
Tel: 01842 818282

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

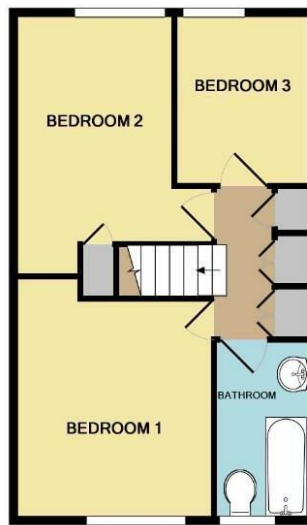
Items shown in photographs are not included unless they are detailed within the sales particulars. They may be available by separate negotiation. Please contact the agent with regards to this.

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





GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Viewing

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		87
(92-91)	B		
(89-85)	C		
(85-83)	D		
(81-75)	E		
(71-69)	F		
(61-55)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	A		
(92 plus)	B		
(81-91)	C		
(69-80)	D		
(55-68)	E		
(39-54)	F		
(21-38)	G		
(1-20)			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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.

49A HIGH STREET, BRANDON, SUFFOLK, IP27 0AQ

TEL: 01842 818282 EMAIL: INFO@MOLYNEUXESTATEAGENTS.CO.UK WWW.MOLYNEUXESTATEAGENTS.CO.UK