



Spinney Close

Brandon, IP27

Price £250,000

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Description

This DETACHED BUNGALOW is available with NO ONWARD CHAIN and enjoys a sought after CUL DE SAC location within CLOSE PROXIMITY to Brandon Town Centre as well as Tesco Supermarket and a local bus route.

The bungalow is approached by a well maintained front garden in addition to a block paved driveway and car port which provides ample off street parking in front of a single garage with an up and over front door as well as personal door access.

There is a side door from the driveway which opens into a modern kitchen offering a range of wall and base level units, INTEGRATED cooker and microwave oven, gas hob with extractor hood fitted over as well as a sink and drainer and plenty of space for white good appliances.

The inner hall leads to three bedrooms as well as a family shower room and includes a loft access hatch as well as an airing cupboard which houses the gas combination boiler and fuse board. The shower room comprises W.C, wash hand basin and a shower cubicle with an electric wall mounted shower.

There is a UPVC door from the second bedroom/ dining room opening into a fully enclosed rear garden which has been shingled for ease of maintenance and includes another personal door into the single garage.

Agents Note

The sale of this property is subject to Grant of Probate which has been applied for.

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.

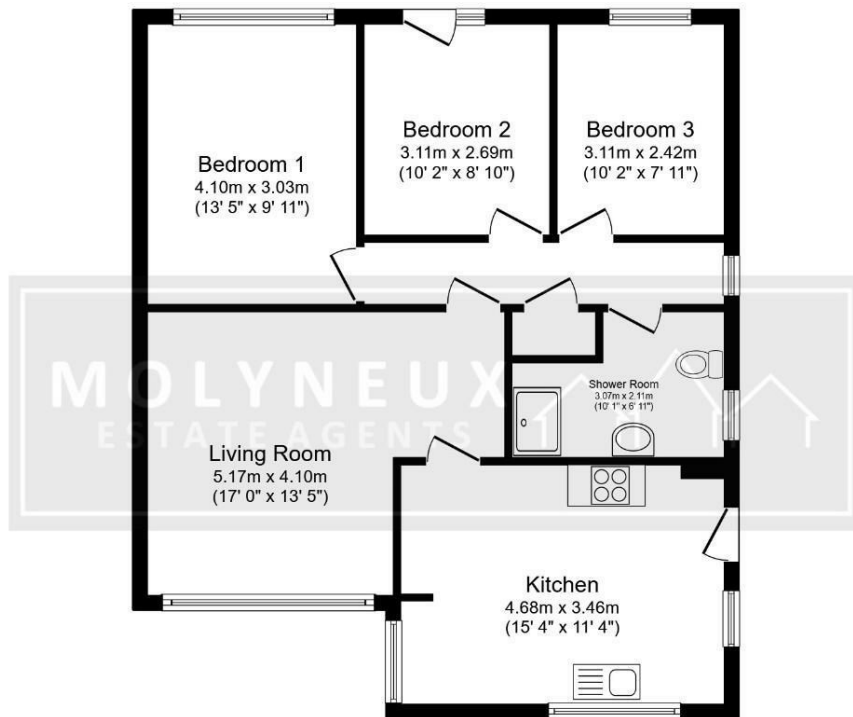
Floor plans are not to scale. They are provided for indication purposes and their accuracy should not be relied upon.

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





Floor Plan

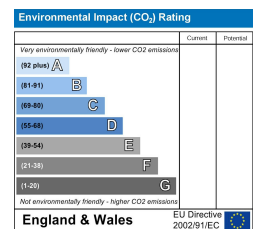
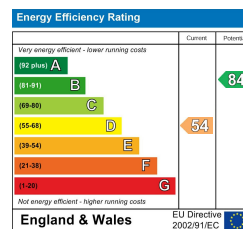
Floor area 76.1 m² (820 sq.ft.)

TOTAL: 76.1 m² (820 sq.ft.)

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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