



Heath Road
, IP27

Price £180,000

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Description

Molyneux Estate Agents are pleased to offer this spacious, terraced home found in the market town of Brandon. The property is within easy reach of the nearby town centre, as well as both the Thetford Forest and Country Park.

The accommodation is accessed via a welcoming entrance hall, where you'll find a built in storage cupboard and useful cloakroom with W.C, wash hand basin and a heated towel rail. The entrance hall leads to the open plan kitchen/ diner, which includes a range of fitted wall and base units with worktop over, a built in oven with hob and extractor over, plus an inset stainless steel sink and drainer. There is further space for a washing machine, tumble dryer, dishwasher and an alcove ideal for a fridge-freezer. There are two built in cupboards plus two windows to the front aspect looking over a green area, with a nearby children's park ideal for families.

The lounge is found to the rear of the home, with windows to the rear and a door opening to the conservatory. The conservatory has a large built in storage cupboard, and windows and a back door opening to the rear garden.

The rear garden is laid in part to patio, with the remainder laid to lawn, and includes a timber shed and a rear gate for access.

Upstairs the landing includes a range of built in storage cupboards, one of which houses the gas fired boiler. There is also a ceiling hatch for access in to the loft space. There are three spacious bedrooms, with the master bedroom found at the front of the home with a window to the front aspect. The second and third bedrooms have windows to the rear looking over the back garden. The second bedroom also enjoys a built in cupboard space 'over the stairs'.

The family bathroom completes the accommodation, comprising a panelled bath with shower over, W.C, wash hand basin and a heated towel, plus a frosted window to the front aspect.

An internal viewing is now available and comes highly recommended, contact Molyneux Estate Agents to arrange.

Measurements

Entrance Porch

Cloakroom

Kitchen/ Diner - 15' 11" x 11' 3"

Lounge - 15' 11" x 12' 3"

Conservatory - 12' 3" x 6' 4"

Stairs to first floor landing

Bedroom 1 - 12' 9" max x 10' 6"

Bedroom 2 - 14' max x 8' 6" plus door recess

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

Bathroom - 8' 3" x 5' 2"

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.

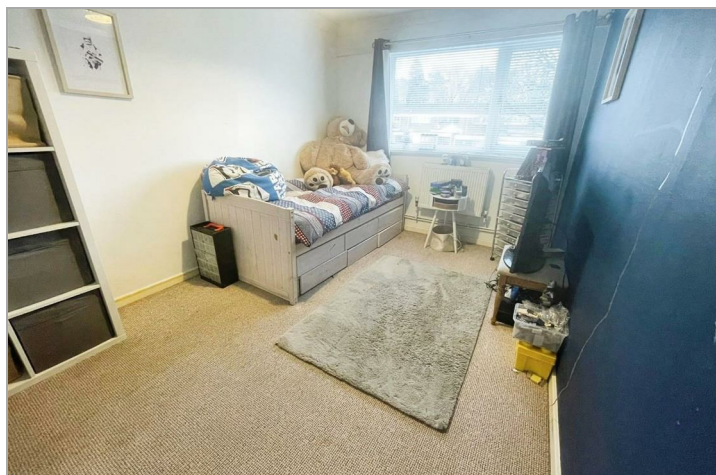
Whilst we intend to make our particulars as accurate as possible, measurements and statements are provided as a general guidance, they are not factual and should not be relied upon. Before ordering any carpets or built in furniture please contact the agent to verify any specific measurements.

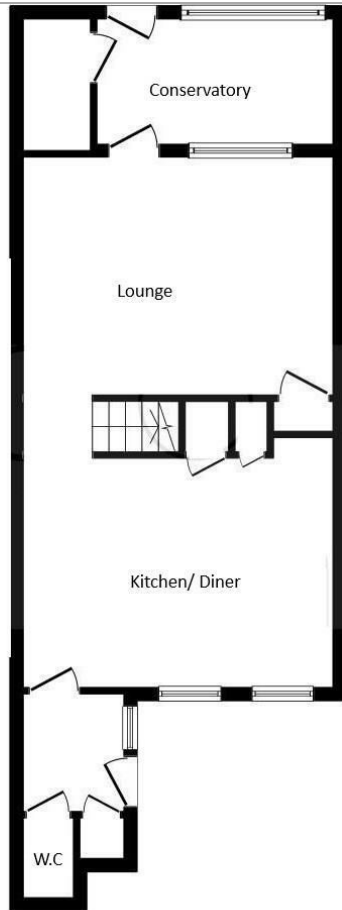
Tel: 01842 818282

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

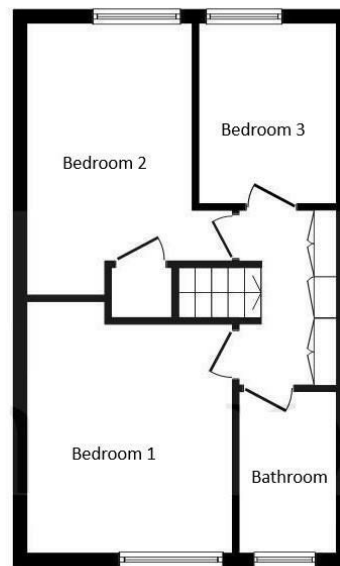
Items shown in photographs are not included unless they are detailed within the sales particulars. They may be available by separate negotiation. Please contact the agent with regards to this.

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





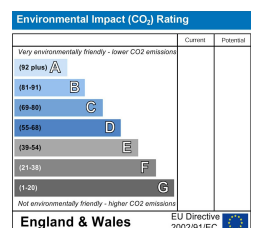
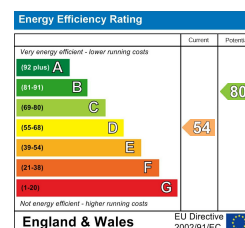
Ground Floor



First 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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