



Wren Close

Brandon, IP27

Price £230,000

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Description

NO ONWARD CHAIN! This **DETACHED BUNGALOW** is located on the popular Birds Estate on the outskirts of Brandon and enjoys **CLOSE PROXIMITY** to the picturesque Thetford Forest.

Internally the bungalow comprises a welcoming entrance/inner hall with ample space to remove coats and shoes. There is a lounge and fully fitted kitchen which offers a range of wall and base level units, stainless steel sink and drainer, space for appliances as well as a useful pantry storage cupboard and a boiler cupboard which houses a recently installed Baxi gas combination boiler.

The internal accommodation is concluded by two double bedrooms and a modern family bathroom which comprises a W.C, wash hand basin and bath with shower attachment over.

Outside, the bungalow benefits from driveway off street parking with a side access gate which leads into the fully enclosed rear garden. The rear garden is predominantly laid to lawn with a raised patio area for seating/ entertaining as well as a useful storage shed.

Measurements

Lounge - 13'3" x 11'4"

Kitchen - 11'4" max x 9'3" max

Bedroom - 11'2" x 10'8"

Bedroom - 11'2" max x 9'6" max

Family Bathroom - 6'4" x 5'5"

Agents Note

Council Tax Band - West Suffolk, B.

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.

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