

MOLYNEUX
ESTATE AGENTS



London Road

Brandon, IP27

Offers over £260,000

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Description

Molyneux Estate Agents are excited to offer this charming, detached cottage found in the heart of Brandon, a market town in Suffolk.

Enjoying generous gardens front and rear, with two brick outbuildings and a garden shed, the internal accommodation comprises of the kitchen, dining room, lounge and office space to the ground-floor. Upstairs the landing opens to the three bedrooms and family bathroom.

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

Measurements

Kitchen - 11' 5" x 6' 2"

Dining Room - 13' 2" x 11' 5"

Lounge - 13' 1" x 11' 5"

Study - 8' 4" x 5' 6"

Stairs to first floor landing

Bedroom - 11' 2" x 8' 7"

Bedroom - 9' 4" x 8' 7"

Bedroom - 8' x 5' 8"

Bathroom - 8' 3" x 4' 8"

Council Tax band - 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.

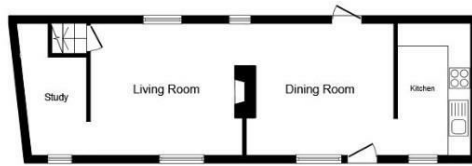
Floor plans are not to scale. They are provided for indication purposes and their accuracy should not be relied upon.

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





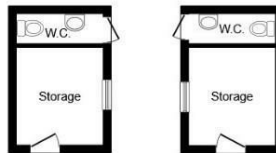
Ground Floor

Floor area 42.0 sq.m. (452 sq.ft.)



First Floor

Floor area 42.0 sq.m. (452 sq.ft.)



Outbuilding

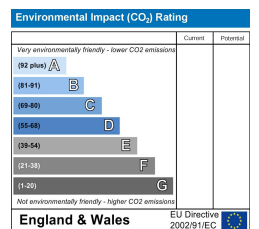
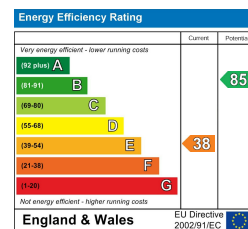
Floor area 16.3 sq.m. (176 sq.ft.)

TOTAL: 100.2 sq.m. (1,079 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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