



Seymour Avenue

Brandon, IP27

Price £210,000

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## Description

This superb home is WELL PRESENTED THROUGHOUT and enjoys a popular location on the outskirts of Brandon Town.

Downstairs the house comprises a welcoming entrance hall with ample space to remove coats and shoes, in addition to a cloakroom W.C and wash hand basin. There is a spacious lounge to the front of the house and a well proportioned kitchen/ dining room which overlooks the rear garden.

The kitchen is fully fitted and offers a range of wall and base level units, stainless steel sink and drainer, space for a washing machine, dishwasher, fridge freezer and cooker with extractor hood fitted over as well as a wall mounted gas combination boiler and a door leading outside.

Stairs lead to the first floor landing which includes an access hatch into the loft space. Upstairs there are three bedrooms as well as a family bathroom comprising W.C, wash hand basin and bath with electric shower fitted over. The third bedroom is an L-shape (10'6" max (3'6" min) x 7'7" max (4'2" min)) and would lend itself to becoming a nursery room or study.

Outside, the front garden has been shingled for ease of maintenance and is currently used for off street parking. There is a fully enclosed rear garden, with a pedestrian access gate into the side, which includes a block paved patio as well as a second patio area for seating/ entertaining. The garden also benefits from a useful timber storage shed and outside tap as well as a small lawn.

## Measurements

Cloakroom W.C - 5'1" x 2'10"

Lounge - 15'00" x 9'10"

Kitchen/ Dining Room - 16'10" x 7'8"

Bedroom - 13'9" x 8'10"

Bedroom - 10'1" x 8'11"

Study/ Bedroom - 10'6" max (3'6" min) x 7'7" max (4'2" min)

Family Bathroom - 6'3" x 5'7"

## 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.

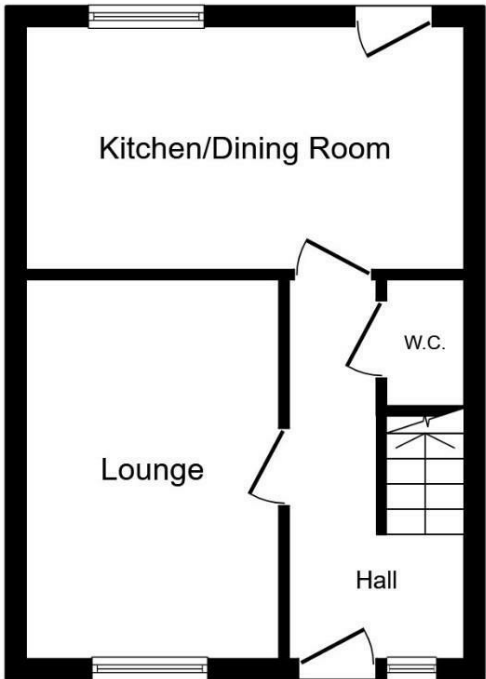
Whilst we intend to make our particulars as accurate as possible, measurements and statements are provided as a general guidance, they are not factual and should not be relied upon. Before ordering any carpets or built in furniture please contact the agent to verify any specific measurements. Floor plans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

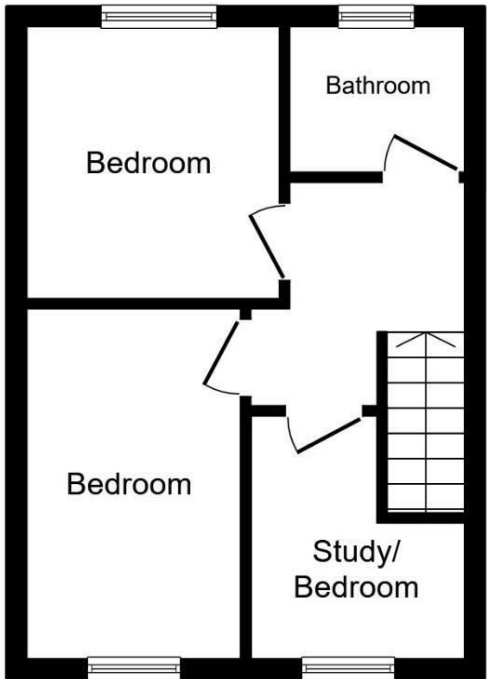
The Buyer is advised to obtain verification of the tenure from their Solicitor. The agent has not reviewed the title documents for this property.

Tel: 01842 818282





Ground Floor

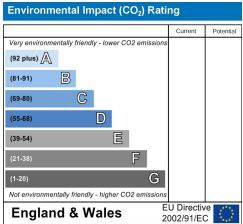
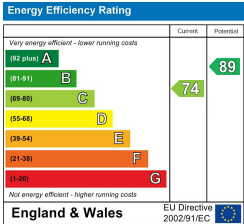


First Floor

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](http://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 firms employment has the authority to make or give any representation or warranty in respect of the property.