



Hillside

Brandon, IP27

Price £270,000

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Description

Molyneux Estate Agents are excited to offer this detached bungalow found at the top of a sought after cul de sac within the market town of Brandon.

The bungalow has an oil fired central heating system, sealed unit UPVC windows and doors, and is offered with NO ONWARD CHAIN.

The internal accommodation is accessed via an entrance porch at the front of the home, or via a side door in to the lobby area off the kitchen. The entrance porch opens to the open plan L-shaped lounge/ diner, with the dining area opening to both the kitchen and an additional reception room, which could work well as a home office. The office room has a window to the rear aspect as well as a door opening out to the garden.

The kitchen includes a range of fitted wall and base units with worktop over, as well as a breakfast bar with stools. There is a built in oven with hob and extractor fitted above, an inset stainless steel sink and drainer, plus an integrated dishwasher. The kitchen opens to a rear lobby/ utility area, which is home to the oil fired boiler, as well as the hot water tank, and has space and plumbing for a washing machine. The lobby area also leads to the wet room, which is a fully tiled suite with shower, W.C and wash hand basin.

An inner hall off the lounge/ diner has doors opening to all three bedrooms and the family bathroom, as well as a ceiling hatch for access in to the loft space. The master bedroom is found at the rear of the bungalow, with a window looking out to the rear garden. The master bedroom includes a range of fitted wardrobes, whilst bedroom two also boasts a built in wardrobe. Bedrooms two and three both have windows to the front aspect. The family bathroom completes the accommodation, comprising a bath, W.C, wash hand basin and window to the rear.

Externally the bungalow has gardens front and rear, as well as a block paved driveway providing ample off street parking. The driveway leads to the detached, brick built garage, which has a metal up and over front door, as well as a personal door opening to the rear garden.

The rear garden is predominantly laid to lawn, and has a patio area ideal for a table and chairs.

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

Measurements

Entrance Porch

Lounge - 18' 10" x 12' 4"

Diner - 9' 10" x 8' 10"

Summer Room - 9' 5" x 7' 9"

Kitchen - 10' 5" x 9' 10" max

Rear Lobby

Wet Room - 5' 7" x 4' 2"

Inner Hall

Bedroom 1 - 10' 6" plus wardrobe depth x 9' 10"

Bedroom 2 - 10' 4" x 9' 4"

Bedroom 3 - 9' 4" x 7' 6"

Bathroom - 9' 10" x 5' 4"

Agents Note

We must inform potential purchasers that a suicide death took place within the detached garage in July 2009.

Tel: 01842 818282

Council Tax Band - West Suffolk, C.

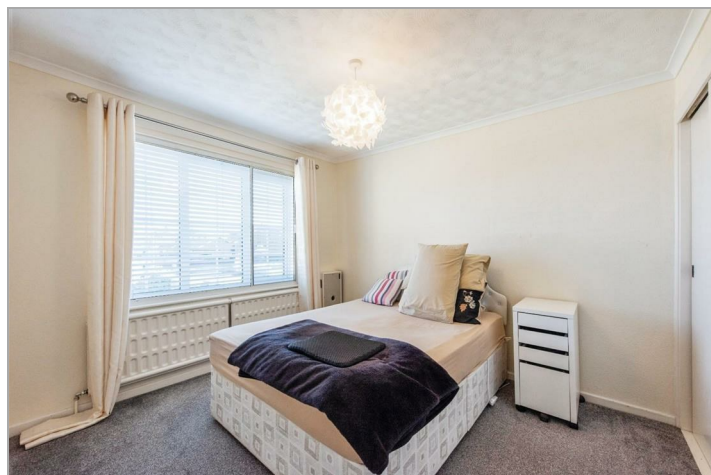
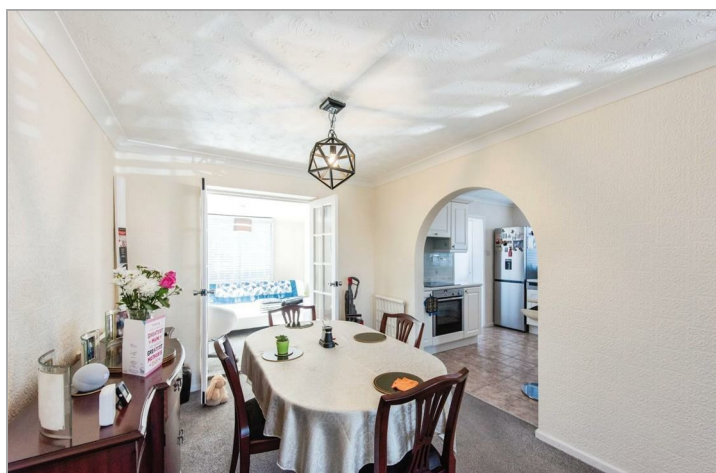
Molyneux Estate Agents has not tested any fixtures and fittings, services or appliances in this property and cannot guarantee that they are in working order.

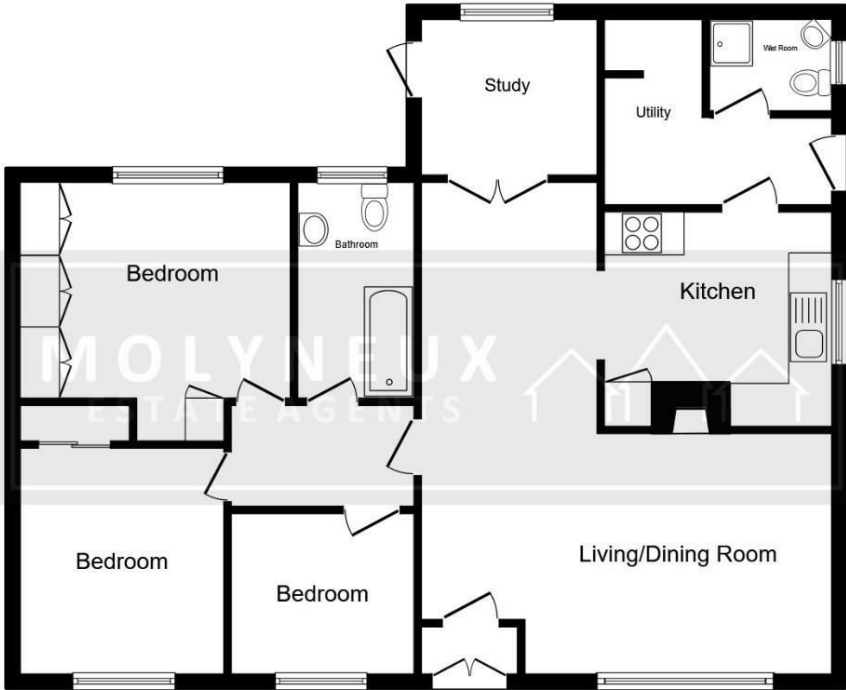
Whilst we intend to make our particulars as accurate as possible, measurements and statements are provided as a general guidance, they are not factual and should not be relied upon. Before ordering any carpets or built in furniture please contact the agent to verify any specific measurements.

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.





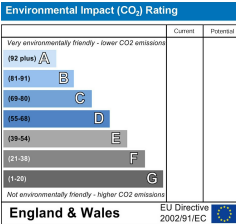
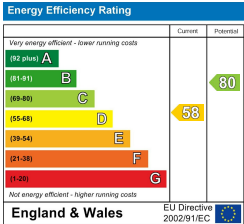
Floor Plan
Floor area 91.2 sq.m. (981 sq.ft.)

Total floor area: 91.2 sq.m. (981 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 firms employment has the authority to make or give any representation or warranty in respect of the property.