

**MOLYNEUX**  
ESTATE AGENTS



Thetford Road

Brandon, IP27

Price £180,000

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Brandon, IP27

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## Description

This CHARMING COTTAGE enjoys a convenient TOWN CENTRE LOCATION within WALKING DISTANCE of Brandon High Street and benefits from a modern gas fired central heating system as well as underfloor heating in the downstairs shower room.

Downstairs the cottage comprises a lounge/dining room which includes an attractive feature fireplace, fully fitted kitchen and a stunning shower room. The kitchen offers a range of wall and base level units, electric cooker and hob, space for a fridge freezer and washing machine in addition to a commodious understairs larder cupboard. The shower room, in turn, benefits from a W.C, wash hand basin, walk in shower cubicle and a heated towel rail, plus skylight window allowing natural light to flood inside.

Upstairs there are two bedrooms including a large master bedroom which offers a built in wardrobe, housing the gas boiler, as well as a loft access hatch.

Outside there is a small patio area in front of the cottage which features a useful bin storage shed. There is a fully enclosed rear garden which is predominantly patied for ease of maintenance and includes an outside tap as well as timber storage shed.

## Measurements

Lounge - 13'6" max x 12'3" max

Kitchen - 10'5" x 6'3"

Downstairs Shower Room - 9'4" x 3'5"

Bedroom - 14'00" max x 12'6" max

Bedroom - 10'7" x 6'4"

## Agents Note

Council Tax Band - West Suffolk, 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. Floor plans are not to scale. They are provided for indication purposes and their accuracy should not be relied upon.

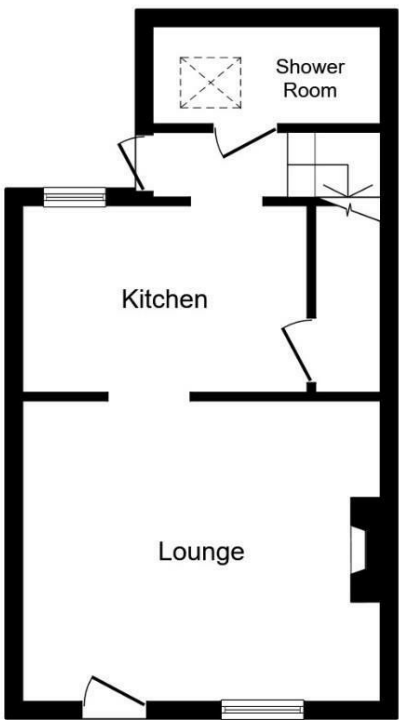
Items shown in photographs are not included unless they are detailed within the sales particulars. They may be available by separate negotiation. Please contact the agent with regards to this.

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

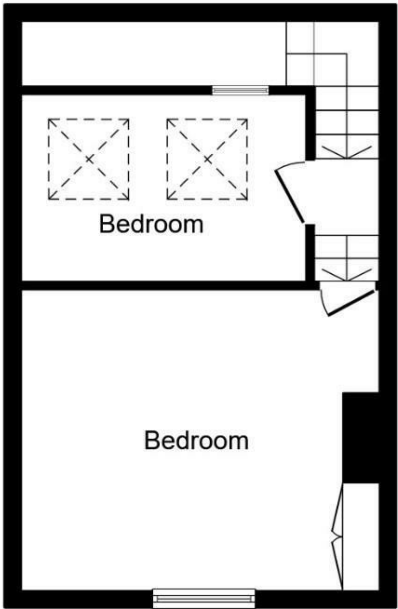
Tel: 01842 818282







Ground Floor

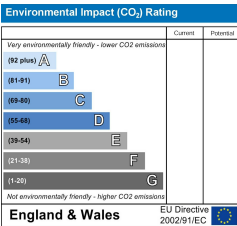
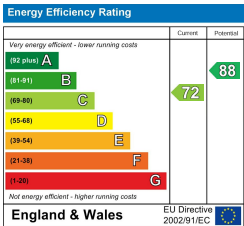


First Floor

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.