

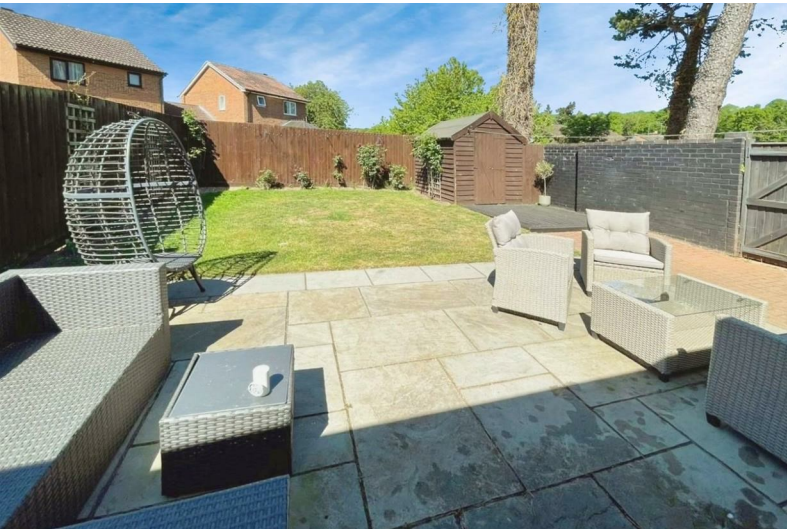


The Rookery

Brandon, IP27

Price £210,000

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Description

This WELL PRESENTED semi-detached two bedroom bungalow is situated in a pleasant location and would be ideal for retirement, first time buyers or investment.

Boasting gas fired central heating, as well as sealed unit UPVC windows and doors, this property is a MUST VIEW!

The bungalow is accessed by a welcoming entrance porch, which has built in storage and doors to both the front and rear. There is a generous lounge, two bedrooms, RECENTLY FITTED shower room and a CONTEMPORARY kitchen. The kitchen includes a range of wall and base level units, pantry, electric oven with induction hob and extractor hood over, as well as a breakfast bar. There is an INTEGRATED DISHWASHER and INTEGRATED WASHING MACHINE, and also space for fridge freezer. The shower room comprises a shower cubicle, heated towel rail, W.C and wash hand basin. To the front of the property is a generous driveway providing ample off street parking. There is an ATTRACTIVE landscaped rear garden with side gates for access, the garden incorporates an impressive patio, decking area, and lawn, plus a useful timber shed and an additional brick built storage shed with power connected.

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

Measurements

Entrance Porch - 11' 1" x 6' 3"

Kitchen - 10' 9" x 9' 10"

Lounge - 16' 4" max x 10' 5" max

Bedroom 1 - 11' 2" x 11' 9" plus depth of fitted wardrobe

Bedroom 2 - 9' 2" x 7' 11"

Shower Room - 5' 11" x 5' 4"

Council Tax Band - A

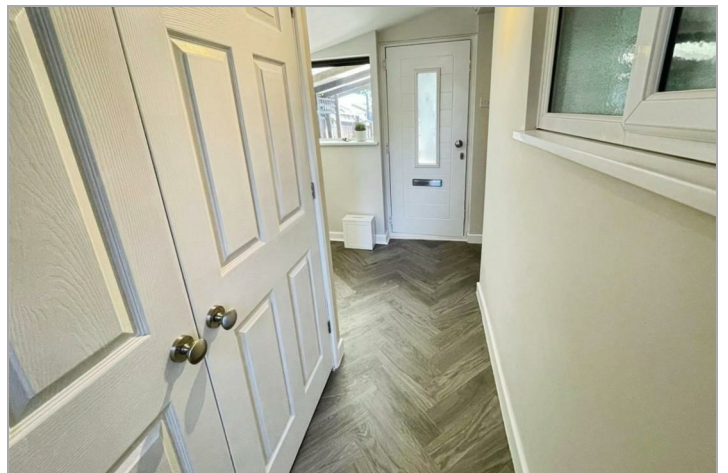
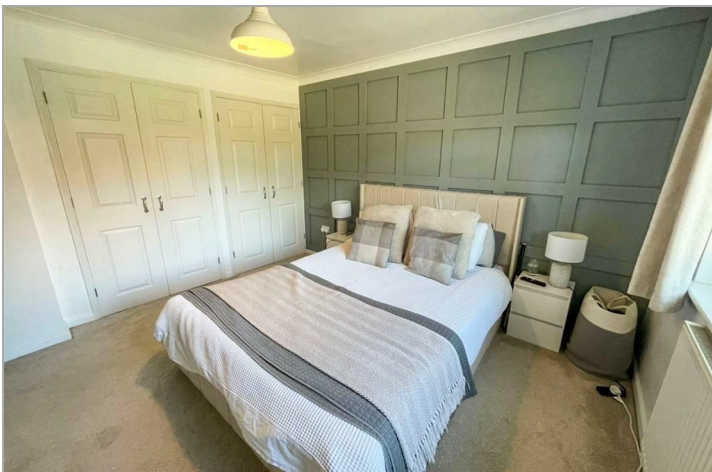
Molyneux Estate Agents has not tested any fixtures and fittings, services or appliances in this property and cannot guarantee that they are in working order.

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.

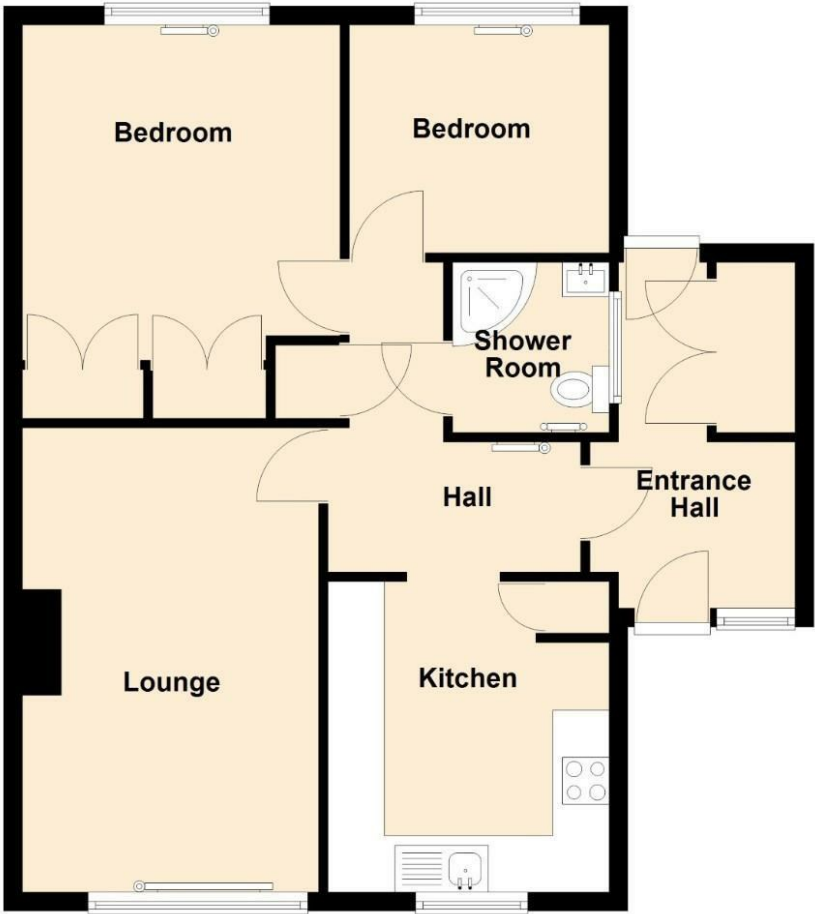
The Buyer is advised to obtain verification of the tenure from their Solicitor. The agent has not reviewed the title documents for this property.

Tel: 01842 818282



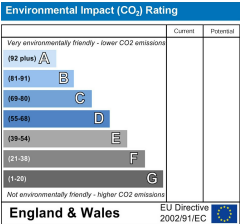
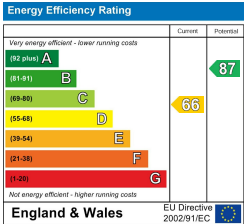


Ground Floor



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.