



Thetford Road

Brandon, IP27

Guide price £300,000

 3  1  3  D



Thetford Road

Brandon, IP27

Guide price £300,000



Description

Molyneux Estate Agents are excited to offer this extended, semi detached cottage found in the market town of Brandon, in a convenient central location. The property enjoys sealed unit UPVC windows and doors throughout, a gas fired central heating system, and is offered with NO ONWARD CHAIN!

The internal accommodation is found over two floors, the ground floor enjoys both a lounge and dining room, as well as the kitchen, breakfast room and a garden room. There is also a useful cloakroom with W.C and wash hand basin, as well as the wall mounted boiler. The kitchen includes a built in oven with hob and extractor fitted over, an inset stainless steel sink and drainer, plus space for a fridge freezer and washing machine.

Upstairs the landing opens to the three double bedrooms and the family bathroom. The rear bedroom has a built in single wardrobe, plus a Juliet balcony looking out to the rear garden. The bathroom comprises a bath with shower fitted over, W.C and wash hand basin.

Externally a shared driveway adjacent to the home leads to the detached, brick garage found to the rear of the home, and a block paved driveway. The garage has power and light connected, and has been extended providing ample workshop or storage space. There is also a lawned rear garden.

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

Measurements

Lounge - 12' max x 11' 8"

Dining Room - 11' 11" max x 10'

Kitchen - 12' max x 7' 11"

Breakfast Room - 14' 9" x 7' 1"

Cloakroom/ W.C

Garden Room - 11' 10" x 10'

Stairs to first floor landing

Bedroom 1 - 14' 3" plus door recess x 7' 11" plus wardrobe

Bedroom 2 - 12' 4" max x 11' 9"

Bedroom 3 - 10' 11" max x 8' 11" max

Bathroom - 8' max x 5' 9" max

Extended Garage/ Workshop

Council Tax Band - B

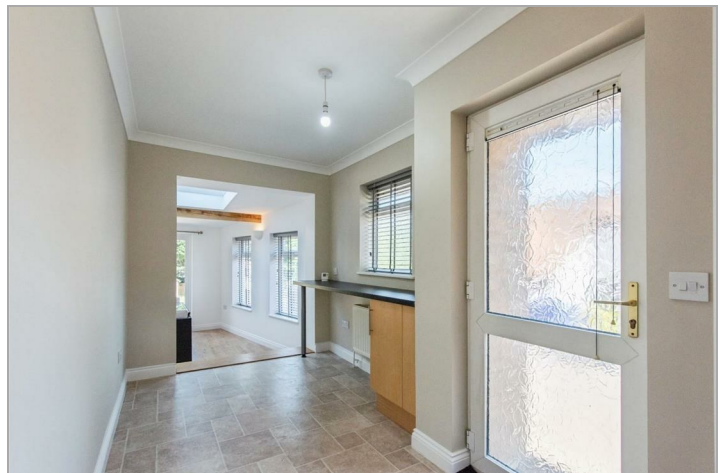
Molyneux Estate Agents has not tested any fixtures and fittings, services or appliances in this property and cannot guarantee that they are in working order.

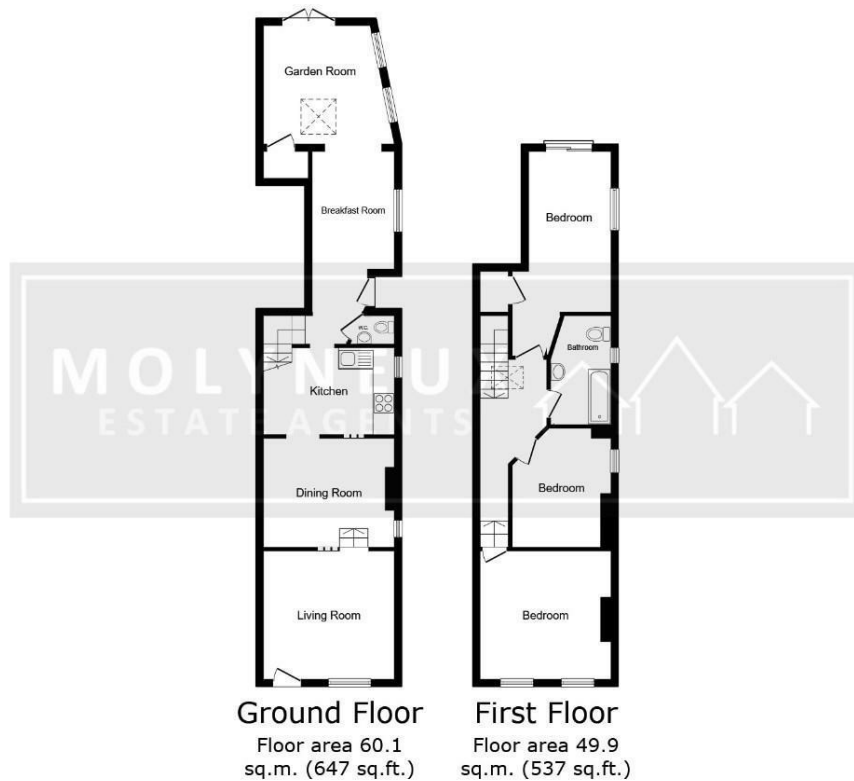
Whilst we intend to make our particulars as accurate as possible, measurements and statements are provided as a general guidance, they are not factual and should not be relied upon. Before ordering any carpets or built in furniture please contact the agent to verify any specific measurements.

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.

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



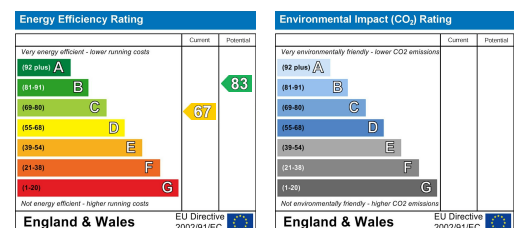


Total floor area: 110.0 sq.m. (1,184 sq.ft.)

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.

49A HIGH STREET, BRANDON, SUFFOLK, IP27 0AQ

TEL: 01842 818282 EMAIL: INFO@MOLYNEUXESTATEAGENTS.CO.UK WWW.MOLYNEUXESTATEAGENTS.CO.UK