



Rattlers Road

Brandon, IP27

Price £270,000

2 1 2 D



Rattlers Road

Brandon, IP27

Price £270,000



Description

Offered to the market with no onward chain, is this detached bungalow found in a sought after, non estate position. The bungalow is located within close proximity to both the town centre and it's range of amenities, as well as the nearby Thetford Forest and Brandon Country Park.

Boasting sealed unit UPVC windows and doors, the bungalow has mains gas fired central heating, and is connected to all mains services.

The bungalow has low maintenance gardens to both the front and rear, with the front garden laid to shingle, whilst the rear garden is laid to patio. There is an adjacent, block paved driveway providing ample off street parking, and leading to the adjoining brick built garage. The garage has an electric, remote controlled roller door to the front, with two windows and timber doors to the side opening to the rear garden.

The internal accommodation is accessed via a welcoming entrance hall, where there is a built in wardrobe, plus a further built in cupboard housing the hot water tank. There is also a ceiling hatch for access in to the loft space.

An open plan lounge and dining room can be found at the front of the home, with the lounge including a brick fireplace feature. The dining room conveniently opens to the kitchen, which includes a range of fitted wall and base units with worktop over. There is an inset stainless steel sink and drainer, built in oven with hob and extractor above, plus space for further appliances. The gas boiler is wall mounted within the kitchen, which has a window and door opening to the side of the home.

There are two double bedrooms found at the rear of the home with windows looking out to the rear garden. The master bedroom enjoys built in wardrobe space, with mirrored doors. The family bathroom completes the accommodation, comprising a panelled bath, separate walk in shower, W.C and wash hand basin.

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

Measurements

Entrance Hall

Lounge - 20' 9" x 13' 10" max

Dining Room - 9' 10" x 8' 4"

Kitchen - 12' 1" x 9' 10"

Bedroom 1 - 11' 11" x 9' 11" max

Bedroom 2 - 12' 11" x 8' 11"

Bathroom - 9' 9" max x 6' 11"

Garage - 26' 9" x 9' 8"

Council Tax band - 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.

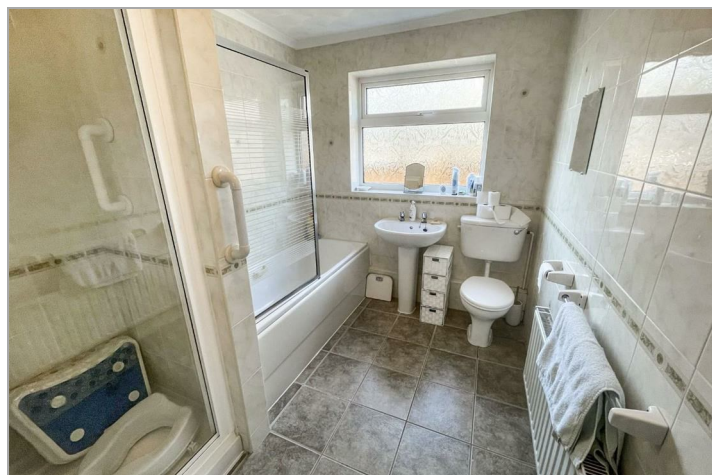
Before ordering any carpets or built in furniture please contact the agent to verify any specific measurements.

Tel: 01842 818282

Floor plans are not to scale. They are provided for indication purposes and their accuracy should not be relied upon.

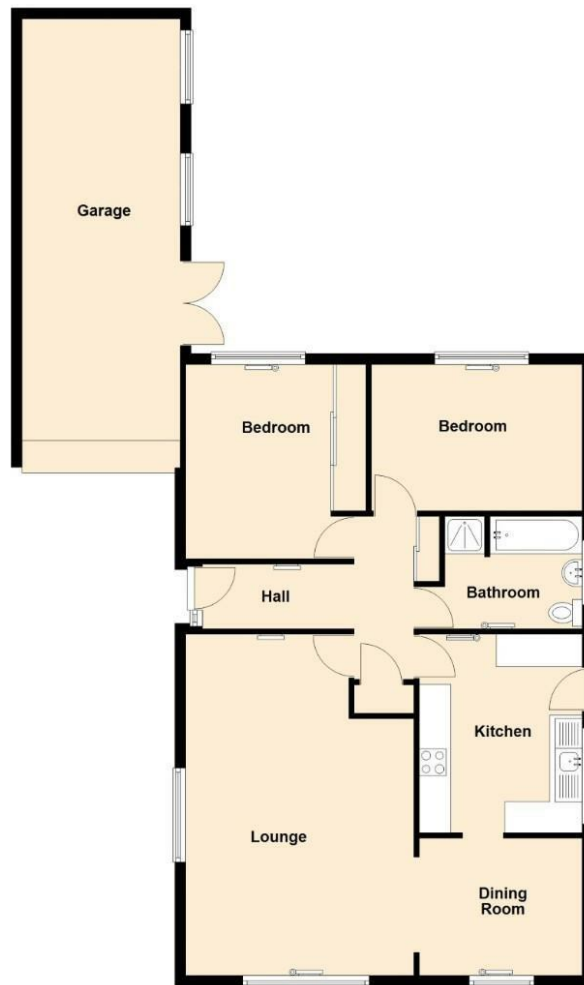
Items shown in photographs are not included unless they are detailed within the sales particulars. They may be available by separate negotiation. Please contact the agent with regards to this.

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



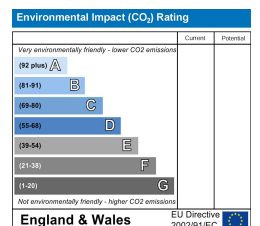
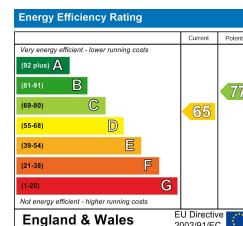


Ground Floor



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 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