

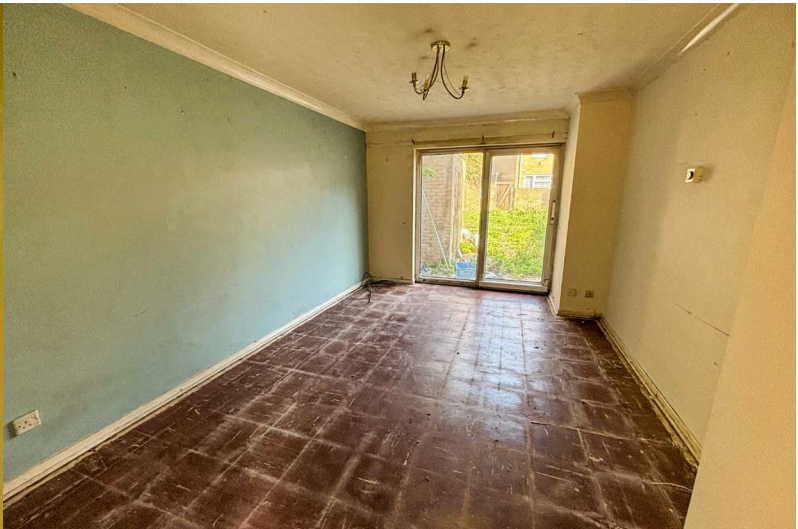


Mount Road

Brandon, IP27

Guide price £150,000

3 1 1 D





# Mount Road

Brandon, IP27

Guide price £150,000



## Description

This SPACIOUS FAMILY HOME is available with NO ONWARD CHAIN and offers an exciting REFURBISHMENT OPPORTUNITY on the outskirts of Brandon.

Downstairs the house comprises an entrance hall with an understairs storage cupboard and cloakroom W.C with wash hand basin, lounge overlooking an enclosed rear garden as well as a kitchen/ dining room. The kitchen offers a range of wall and base level units, ample storage space, stainless steel sink and drainer, space for freestanding appliances as well as an external door which leads outside to the garden.

Stairs lead to a first floor landing which benefits from two storage cupboards. Upstairs you will find three well proportioned bedrooms in addition to a family shower room comprising W.C, wash hand basin and a shower cubicle. The largest two bedrooms boast built in storage cupboards, including a boiler cupboard which houses the gas fired boiler.

Outside the house includes driveway off street parking in front of a garage, a front lawn as well as an enclosed rear garden with a rear access gate.

## Measurements

Cloakroom W.C - 4'4" x 3'8"

Lounge - 15'11" max x 10'7" max

Kitchen/ Dining Room - 18'9" max x 8'5" plus depth of storage cupboard

Bedroom - 13'00" x 10'2"

Bedroom - 15'11" x 9'5"

Bedroom - 9'4" x 7'6"

Shower Room - 6'5" x 5'6"

## 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.

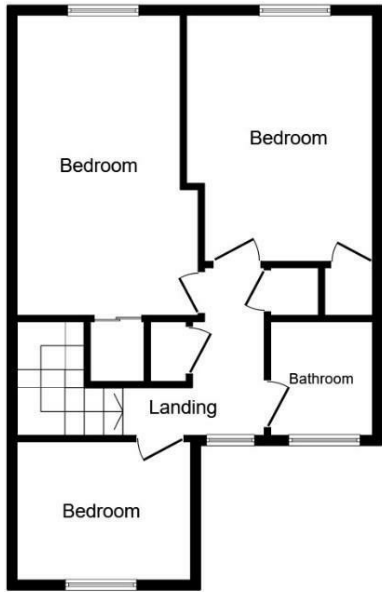
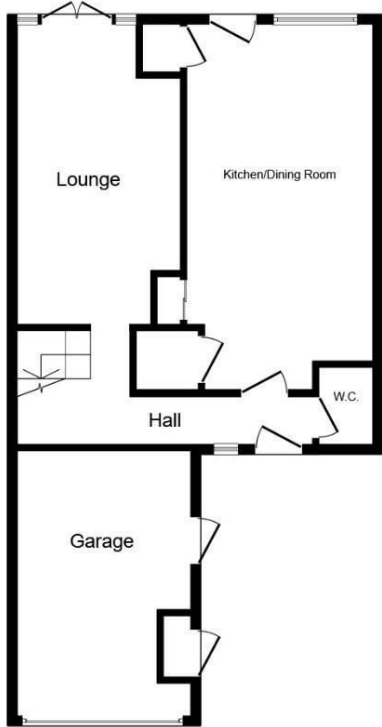
Items shown in photographs are not included unless they are detailed within the sales particulars. They may be available by separate negotiation. Please contact the agent with regards to this.

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



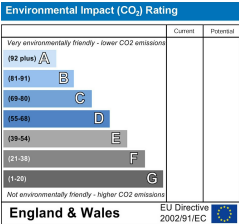
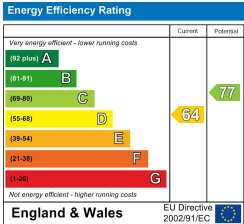




This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability 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.