



Edmund Road

Brandon, IP27

Price £250,000



Edmund Road

Brandon, IP27

Price £250,000



Description

Situated in the desirable cul-de-sac of Edmund Road, Brandon, this attractive link-detached house presents an excellent opportunity for families and individuals alike. Spanning an impressive 936 square feet, the property boasts a well-thought-out layout that maximises both space and comfort.

Upon entering, you are greeted by a welcoming entrance hall that leads to an open-plan lounge/ dining area, perfect for entertaining guests or enjoying family meals. The kitchen is conveniently located nearby, offering practicality for everyday living, along with a useful cloakroom on the ground floor for added convenience.

The first floor features three generously sized bedrooms, providing ample space for rest and relaxation. A family bathroom completes this level, ensuring that all essential amenities are within easy reach.

The exterior of the property is equally appealing, with a driveway that accommodates off street parking, alongside a garage for additional storage. The generous lawned garden to the rear offers a delightful outdoor space, ideal for children to play or for hosting summer gatherings.

This home benefits from gas-fired central heating and sealed unit UPVC windows and doors, ensuring warmth and energy efficiency throughout the year. With no onward chain, this property is ready for you to move in and make it your own.

In summary, this detached house on Edmund Road is a rare find, combining comfort, convenience, and a sought-after location. Do not miss the chance to view this lovely home, which is sure to attract considerable interest.

Contact Molyneux Estate Agents to arrange a viewing.

01842 818282

info@molyneuxestateagents.co.uk

Measurements

Entrance Hall

Lounge/ Diner - 21' 8" x 14' 5" max

Kitchen - 9' 8" x 9' 11" max

Cloakroom

Stairs to first floor landing

Bedroom 1 - 11' 6" max x 11' 4" max

Bedroom 2 - 11' 4" x 9' 10"

Bedroom 3 - 10' 1" x 8' 2"

Bathroom - 9' 8" max x 6' 9" max

Garage - 17' x 8' 5"

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.

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

Tel: 01842 818282

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

Approx. 57.2 sq. metres (615.7 sq. feet)



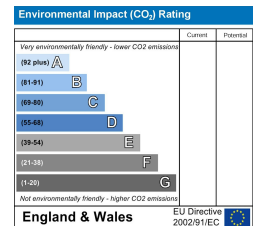
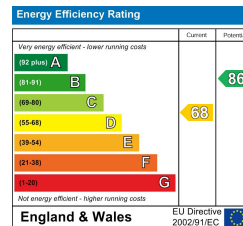
First Floor

Approx. 43.4 sq. metres (467.5 sq. feet)



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