



## St. Stephens Crescent

Brandon, IP27

Price £230,000



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## Description

NO ONWARD CHAIN! This well-presented detached bungalow is located within a SOUGHT-AFTER CUL DE SAC LOCATION and benefits from a recently replaced wall mounted boiler serving a gas fired central heating system.

Internally the bungalow comprises two double bedrooms, a lounge with feature electric fireplace and attractive bay window plus an impressive kitchen/ breakfast room. The kitchen is fully fitted with a range of wall and base level units, 1.5 bowl sink unit and drainer, boiler cupboard and storage cupboard as well as ample space for a freestanding washing machine, dishwasher, fridge freezer and a cooker with extractor hood fitted over. There is also an external rear door which leads outside to the rear garden.

The internal accommodation is concluded by a modern shower room which includes a W.C, wash hand basin and a shower cubicle with a wall mounted electric shower.

The bungalow benefits from a garage with an electric door to the front and personal door access to the rear, driveway off street parking plus side access into the rear garden which is predominantly laid to lawn and includes a useful timber storage shed as well as a greenhouse and rear gate access.

## Measurements

Lounge - 15'7" max x 10'8" plus depth of bay window

Kitchen/ Breakfast Room - 15'8" max x 10'8" max

Bedroom - 11'8" x 10'8"

Bedroom - 10'8" x 9'6"

Shower Room - 7'6" x 4'10"

## Agents Note

Council Tax Band - West Suffolk, B.

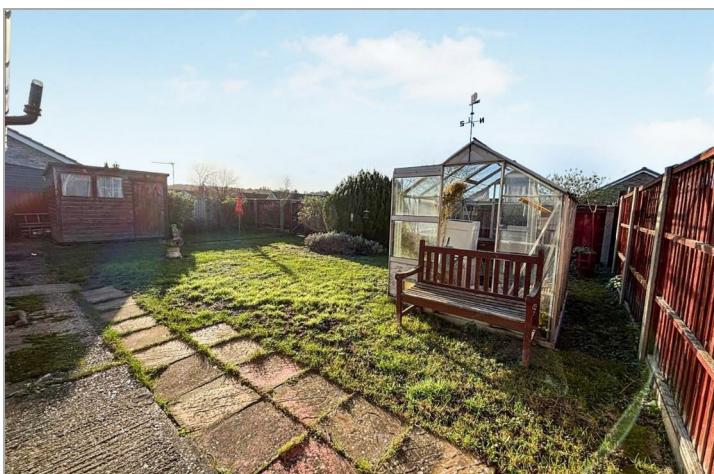
Molyneux Estate Agents has not tested any fixtures and fittings, services or appliances in this property and cannot guarantee that they are in working order.

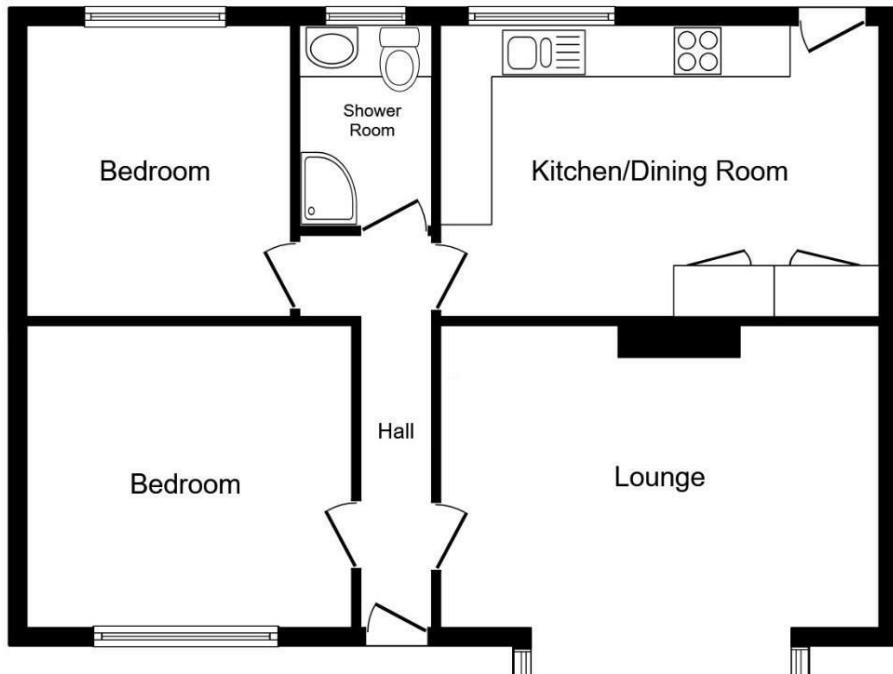
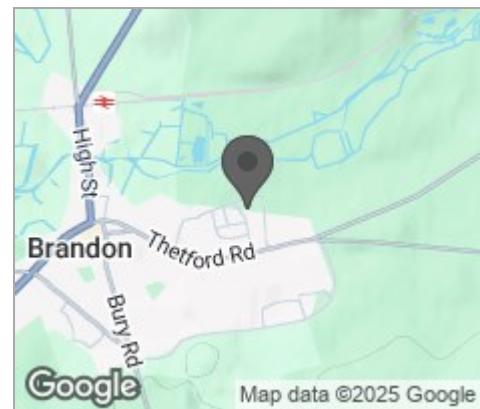
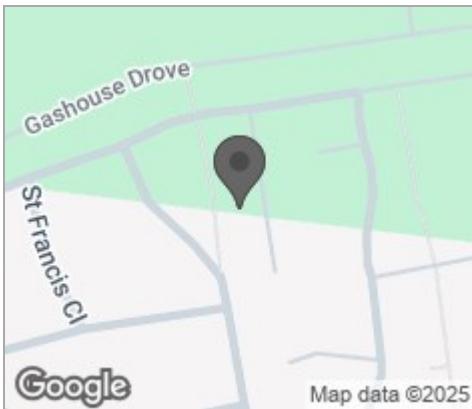
Whilst we intend to make our particulars as accurate as possible, measurements and statements are provided as a general guidance, they are not factual and should not be relied upon. Before ordering any carpets or built in furniture please contact the agent to verify any specific measurements.

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. 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.





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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(F plus) A			
(61-91) B			
(59-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(F2 plus) A			
(61-91) B			
(59-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC			
England & Wales			

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.

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