



Rowan Drive

Brandon, IP27

Guide price £170,000

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## Description

Guide Price £170,000- £180,000.

Situated in a sought after cul-de-sac on Rowan Drive, Brandon, this end terraced bungalow is offered CHAIN FREE. With two bedrooms, this property is perfect for small families, couples, or those seeking a peaceful retirement home.

The accommodation is accessed via a welcoming entrance porch and inner hall, with doors opening to the lounge, kitchen, two bedrooms and shower room. Beyond the kitchen a conservatory/ sun room provides an additional sitting area, as well as space for appliances.

The bungalow benefits from gas-fired central heating, ensuring comfort throughout the year. Solar panels have also been fitted, although the sellers have limited information on these. The sealed unit UPVC windows and doors not only enhance energy efficiency but also contribute to the overall modern aesthetic of the home.

Outside, the front garden is block-paved. The rear garden is laid to patio, offering a low-maintenance outdoor space perfect for alfresco dining or simply enjoying the sunshine. Additionally, there is a garage en bloc, providing extra storage or parking options.

Conveniently located, this bungalow is just a stone's throw away from Tesco supermarket, and within close proximity to the towns High Street amenities, making daily errands a simple task. With no onward chain, this property is ready for you to make it your own. Whether you are a first-time buyer or looking to downsize, this bungalow offers a wonderful opportunity to invest in a sought-after location.

An internal viewing is now available, contact Molyneux Estate Agents to arrange.

01842 818282

[info@molyneuxestateagents.co.uk](mailto:info@molyneuxestateagents.co.uk)

## Measurements

Entrance Hall

Lounge - 15' 9" x 10' 10"

Kitchen - 10' 10" x 8' 11"

Conservatory/ Sun Room - 17' x 5' 5"

Bedroom 1 - 11' 10" x 9' 11"

Bedroom 2 - 9' 2" x 7' 10"

Shower Room - 7' 4" x 4' 11"

Garage - 16' 10" x 8' 6"

Council Tax Band - 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.

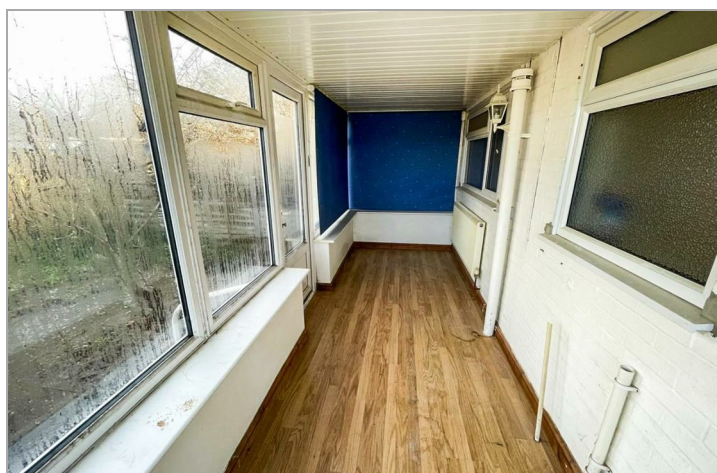
Before ordering any carpets or built in furniture please contact the agent to verify any specific measurements.

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.

Tel: 01842 818282

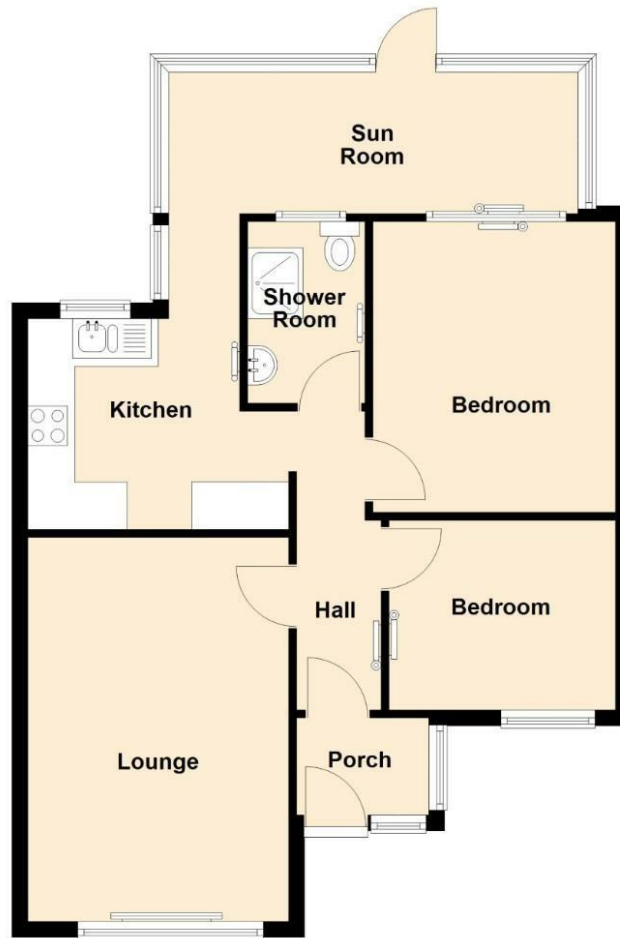
The buyer is advised to obtain verification of the tenure from their Solicitor. The agent has not reviewed the title documents for this property.







## 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) <b>A</b>		
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	(92 plus) <b>A</b>		
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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