



# Pinewood Drive

Brandon, IP27

Price £220,000

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## Description

Located in the desirable Pinewood Drive, this detached bungalow is offered with NO ONWARD CHAIN.

The accommodation is accessed via a welcoming entrance hall, and is comprised of the lounge, kitchen/ breakfast room and conservatory, as well as two bedrooms and the family bathroom.

The rear garden offers low maintenance, being laid to patio, with a timber shed and inset garden pond. The front of the property is equally appealing, laid to patio and shingle, and includes a carport and garage, offering ample parking for multiple vehicles.

The bungalow is equipped with gas-fired central heating, and the recently replaced boiler located in the loft ensures warmth and comfort throughout the year.

Situated in a sought-after location, this bungalow is within easy reach of the centre of the market town of Brandon, providing access to a variety of amenities, as well as within close proximity to Brandon Country Park, ideal for dog walkers, and cyclists alike.

With no onward chain, this property presents an excellent opportunity for those looking to move in without delay. Whether you are a first-time buyer, downsizing, or seeking a property you can put your own stamp on, this bungalow is sure to impress.

## Measurements

Entrance Hall

Kitchen - 13' 5" x 7' 9"

Lounge - 14' 7" x 13' 3"

Conservatory - 14' 2" x 7' 2"

Bedroom 1 - 13' 2" max x 10' 11"

Bedroom 2 - 13' 2" x 8' 8"

Bathroom - 10' max x 5' 1"

Council Tax band - 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.

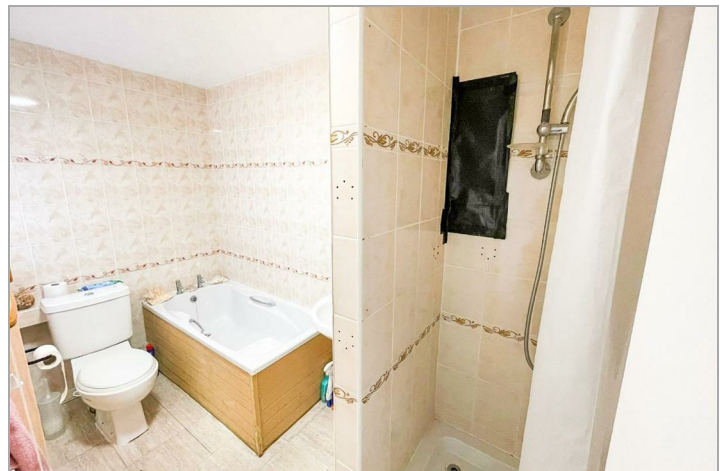
The Buyer is advised to obtain verification of the tenure from their Solicitor. The agent has not reviewed the title documents for this property.

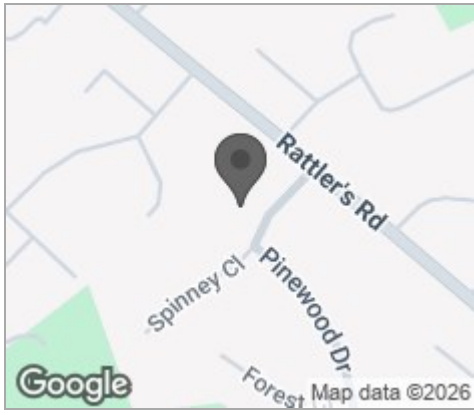
We are supervised by HMRC and, as such, have an obligation under anti-money laundering regulations to conduct anti-money laundering checks on all potential buyers and sellers. We have partnered with Coadjute who will securely manage these checks on our behalf.

Tel: 01842 818282

Once an offer is accepted (subject to contract) Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £27+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service.

These anti-money laundering checks must be completed before we can send a Memorandum of Sale to solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.



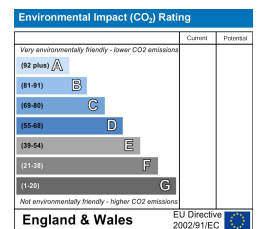
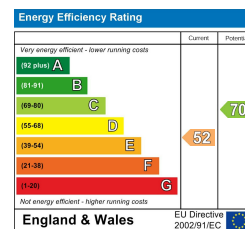


### Ground Floor



### 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.

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