



Pinewood Drive

Brandon, IP27

Guide price £200,000

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Description

GUIDE PRICE £200,000- £210,000

Located in the desirable Pinewood Drive, this detached bungalow is well positioned in the heart of Brandon. Set back from the road, the property enjoys a peaceful setting while being centrally located, providing easy access to local amenities and the stunning Brandon Country Park.

Upon entering, you will find a welcoming layout featuring two spacious reception rooms, ideal for both relaxation and entertaining. The lounge, complete with an open fire that has been temporarily sealed, creates a cosy atmosphere, while the dining room offers a space for family meals. The kitchen is functional and includes a stainless steel sink and drainer, provides space for both a washing machine and cooker, and has a built in cupboard.

This bungalow boasts two generous double bedrooms, providing ample space for rest and relaxation. The family bathroom is conveniently located, catering to the needs of the household.

Outside, the property features well-maintained gardens to both the front and rear, predominantly laid to lawn, offering a perfect setting for outdoor activities or simply enjoying the fresh air. A timber shed with power and light adds practicality, while the side gate and rear garden access provide additional convenience.

Parking is a breeze with space for two vehicles, ensuring you and your guests can come and go with ease. The bungalow is equipped with gas-fired central heating and sealed unit UPVC windows and doors, ensuring warmth and energy efficiency throughout the year.

This bungalow presents an excellent opportunity for those seeking life on one level, within a sought after market town. With its ideal location and easy access to both the forest and local amenities, it is a property not to be missed.

Measurements

Kitchen - 9' 10" max x 6' 10"

Dining Room - 11' 6" x 7' 7"

Lounge - 14' 11" x 10' 5" max

Rear Hall

Bedroom - 10' 2" to front of wardrobes x 8' 11"

Bathroom - 6' 7" x 5' 6"

Bedroom - 11' 11" x 8' 11"

Council Tax band - A

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.

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.

Molyneux Estate Agents has not tested any fixtures and fittings, services or appliances in this property and cannot

Tel: 01842 818282

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.

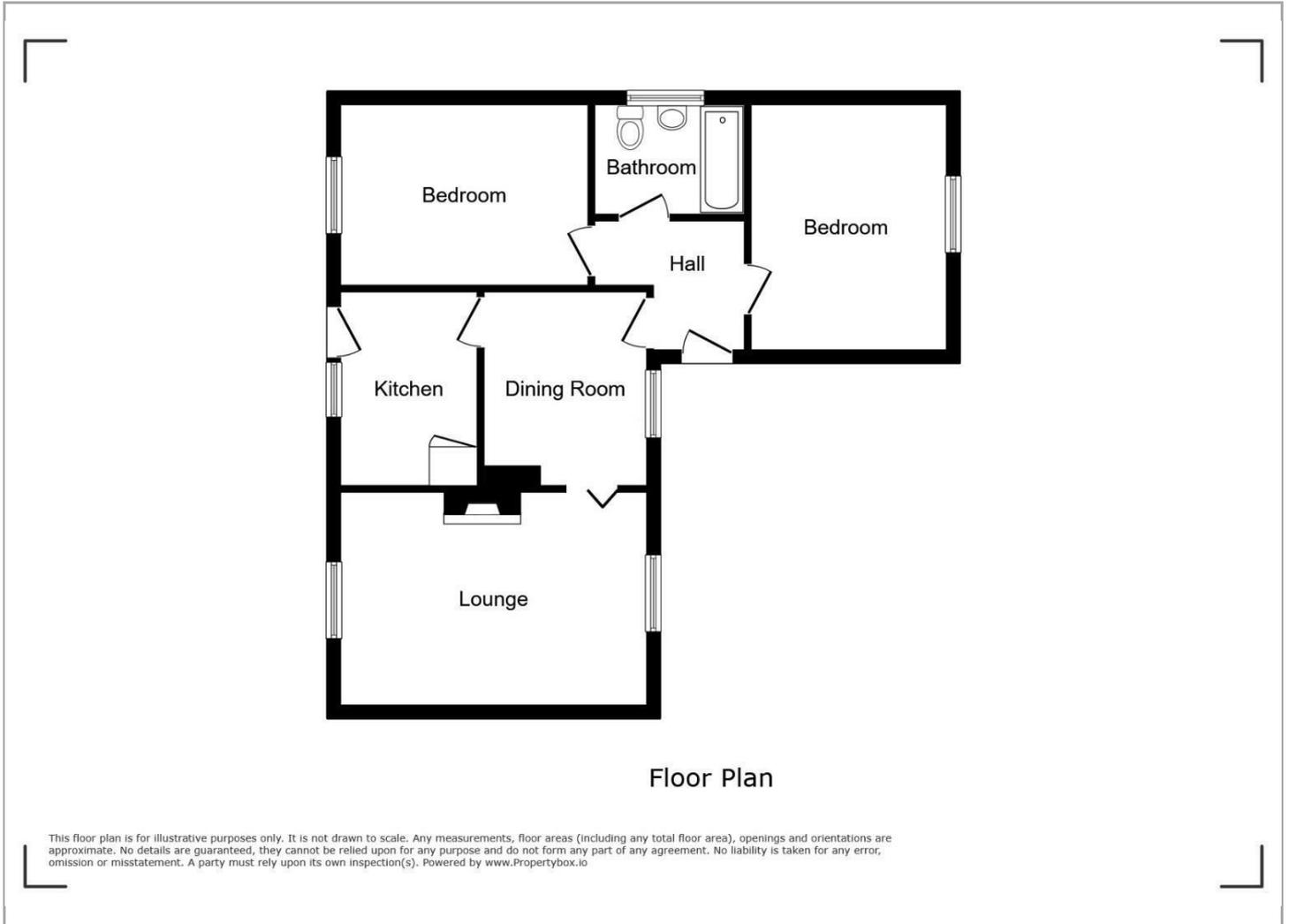
Before ordering any carpets or built in furniture please contact the agent to verify any specific measurements.

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.

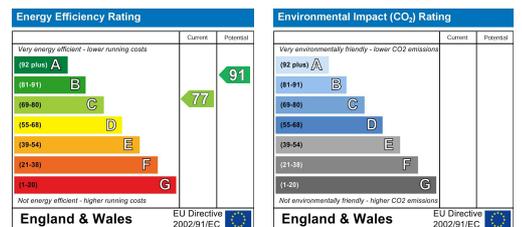
The buyer is advised to obtain verification of the tenure from their Solicitor. The agent has not reviewed the title documents for this property.





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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