



Blackbird Avenue

Brandon, IP27

Price £220,000

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Brandon, IP27

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Description

This superb bungalow is available with no onward chain and enjoys a highly sought-after location within close proximity to the picturesque Thetford Forest. The property offers versatile accommodation and benefits from two bedrooms as well as two reception rooms.

Upon entering the property you will find a welcoming entrance porch, with a wall mounted gas fired central heating boiler, which leads immediately into a lounge with ample space to include a dining area.

There is a fully fitted kitchen which offers a range of base level units, integrated cooker with a gas hob and extractor hood fitted over, useful pantry storage cupboard, 1.5 bowl stainless steel sink and drainer plus a heated towel rail.

The property boasts two double bedrooms, the largest of which includes a built in wardrobe, and the second offers French doors leading outside into a conservatory overlooking the rear garden.

The internal accommodation is concluded by a family bathroom comprising W.C, wash hand basin and a bath with shower attachment over.

Outside, the property boasts a block paved driveway with ample space for off street parking, a useful timber storage shed and a rear garden which is predominantly laid to lawn. There would also be space for a garage to be erected subject to obtaining the necessary planning permission.

Measurements

Entrance Porch - 5'7" x 3'00"

Lounge - 18'4" max x 10'10" max

Conservatory - 9'3" x 8'00"

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

Bedroom - 12'11" max x 10'9" max

Bedroom - 8'11" x 7'10"

Family Bathroom - 6'5" x 5'4"

Anti-money laundering (AML) and Identification

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.

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.

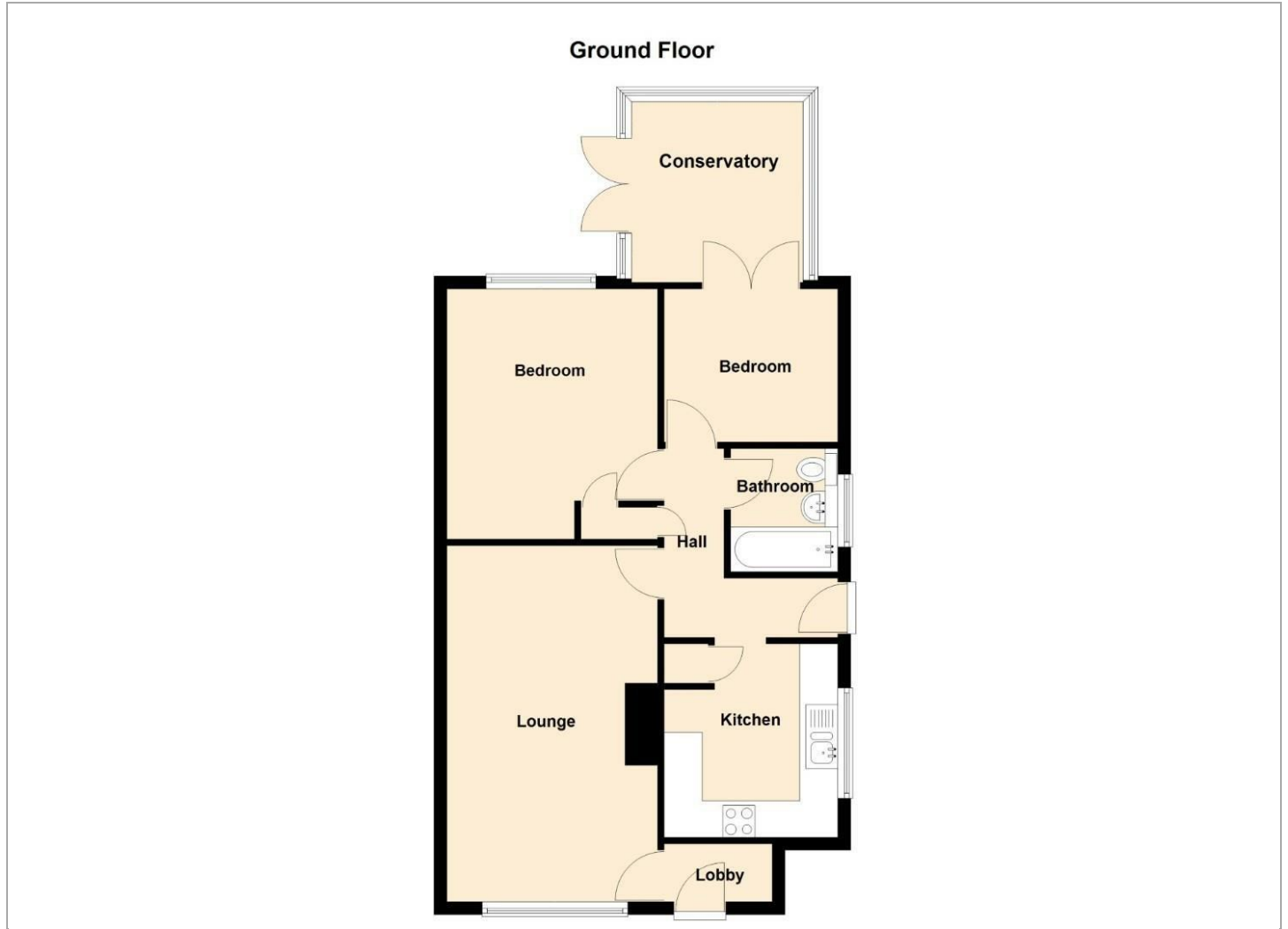
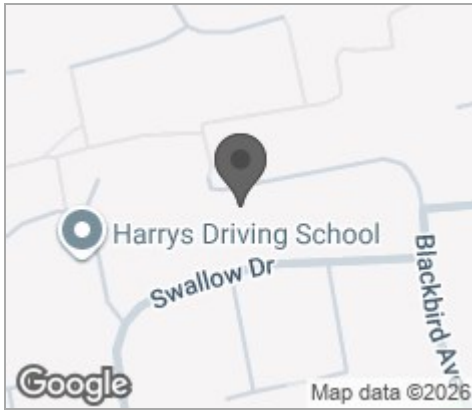
Tel: 01842 818282

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.

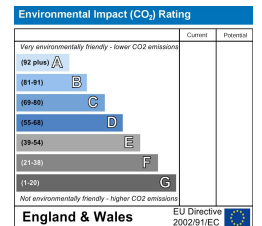
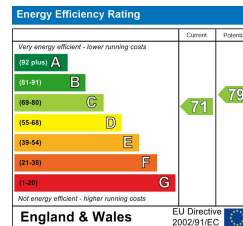
The Buyer is advised to obtain verification of the tenure from their Solicitor. The agent has not reviewed the title documents for this property.





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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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