



20 Rattlers Road

, Brandon, IP27 0EU

Price £270,000

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Description

Pleasantly positioned on Rattlers Road in the well served market town of Brandon, this immaculate detached bungalow offers a delightful blend of comfort and style. Spanning an impressive 904 square feet, the property features two well-proportioned reception rooms, providing ample space for relaxation and entertaining.

The bright living room welcomes you as you enter the property and is perfect for unwinding after a long day. The spacious kitchen/diner is a particular feature of the property offering a wonderful area for family meals and gatherings. The bungalow boasts two double bedrooms and is complimented by the well appointed bathroom suite.

Outside, the property benefits from a split-level, well-maintained garden, providing a serene outdoor retreat for gardening enthusiasts or those who enjoy entertaining. Additionally, the bungalow offers convenient parking for a number of vehicles, making it an ideal choice for families or those with multiple cars.

This property is not only a home but a lifestyle choice, situated conveniently for easy access to the towns amenities. With its immaculate condition and thoughtful layout, this bungalow is a rare find and is sure to appeal to a variety of buyers. Don't miss the opportunity to make this charming property your own.

Measurements

Entrance Hall

Lounge - 16' 10" x 11' 3"

Kitchen/ Diner - 16' 8" x 13' 10"

Garden Room - 15' 4" x 7' 6"

Bedroom 1 - 12' 8" x 11' 6"

Bedroom 2 - 11' x 10' 10"

Bathroom - 7' 8" x 7' 1"

Garage - 27' x 8' 8" max

Agents Note

Council Tax Band - West Suffolk, C.

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.

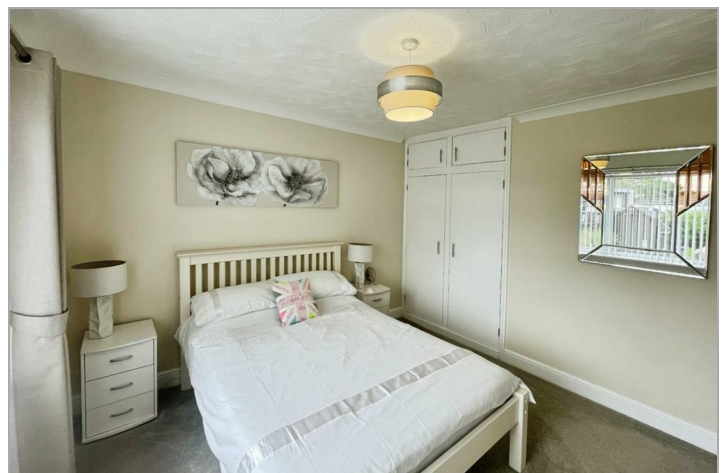
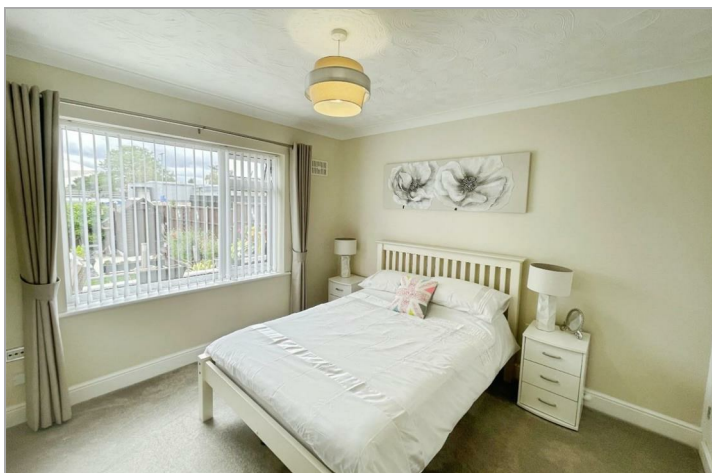
We are supervised by HMRC and, as such, have an obligation under anti-money laundering regulations to conduct anti-money laundering checks on all potential buyers and sellers. We have partnered with Coadjute who will securely manage these checks on our behalf.

Once an offer is accepted (subject to contract) Coadjute will

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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.

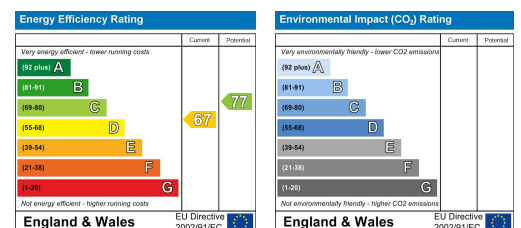




This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

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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