



St. Anthony's Way
Brandon, IP27

Price guide £240,000

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Description

Nestled in the charming market town of Brandon, this delightful detached bungalow on St. Anthony's Way offers a perfect blend of comfort and convenience. Built in circa 1970, the property boasts a well-thought-out layout, featuring two inviting reception rooms that provide ample space for relaxation and entertaining.

The bungalow comprises two generously sized bedrooms, making it ideal for families or those seeking extra space for guests or a home office. The modern shower room adds a touch of contemporary style, ensuring that your daily routines are both comfortable and efficient.

The heart of the home is the spacious kitchen/ family room, which is perfect for gatherings and culinary adventures. Adjoining the lounge is a separate dining room, in addition to the useful utility room and cloakroom with W.C, enhancing the practicality of the living space.

Outside, the property features a block-paved driveway that accommodates parking for ample vehicles, ensuring convenience for you and your guests. The enclosed rear garden is a generous size, complete with a tranquil pond, a charming waterfall feature, and two timber sheds for storage or hobbies.

Situated in a sought-after location, this bungalow is within easy reach of local amenities and transport links, making it an excellent choice for those looking to enjoy the best of both town and country living.

Internal viewing is highly recommended to fully appreciate the charm and potential of this lovely home.

Contact Molyneux Estate Agents to arrange.
01842 818282
info@molyneuxestateagents.co.uk

Measurements

Entrance Porch & Hall

Lounge - 15' 10" x 11' 6"

Dining Room - 9' 9" x 8' 6"

Kitchen - 13' 2" x 10' 4" max

Utility - 8' 9" x 4' 11"

Cloakroom

Bedroom 1 - 13' 3" x 9' 10"

Bedroom 2 - 9' 11" x 8' 7"

Shower Room - 6' 3" x 5' 5"

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.

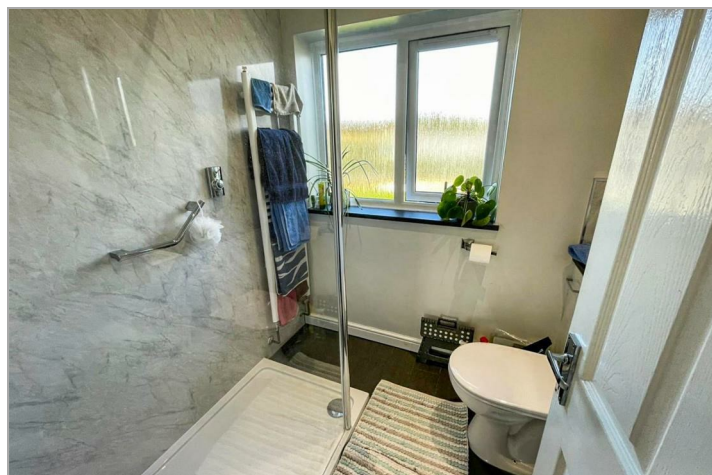
Floor plans are not to scale. They are provided for indication purposes and their accuracy should not be relied upon.

Items shown in photographs are not included unless they are detailed within the sales particulars. They may be available by

Tel: 01842 818282

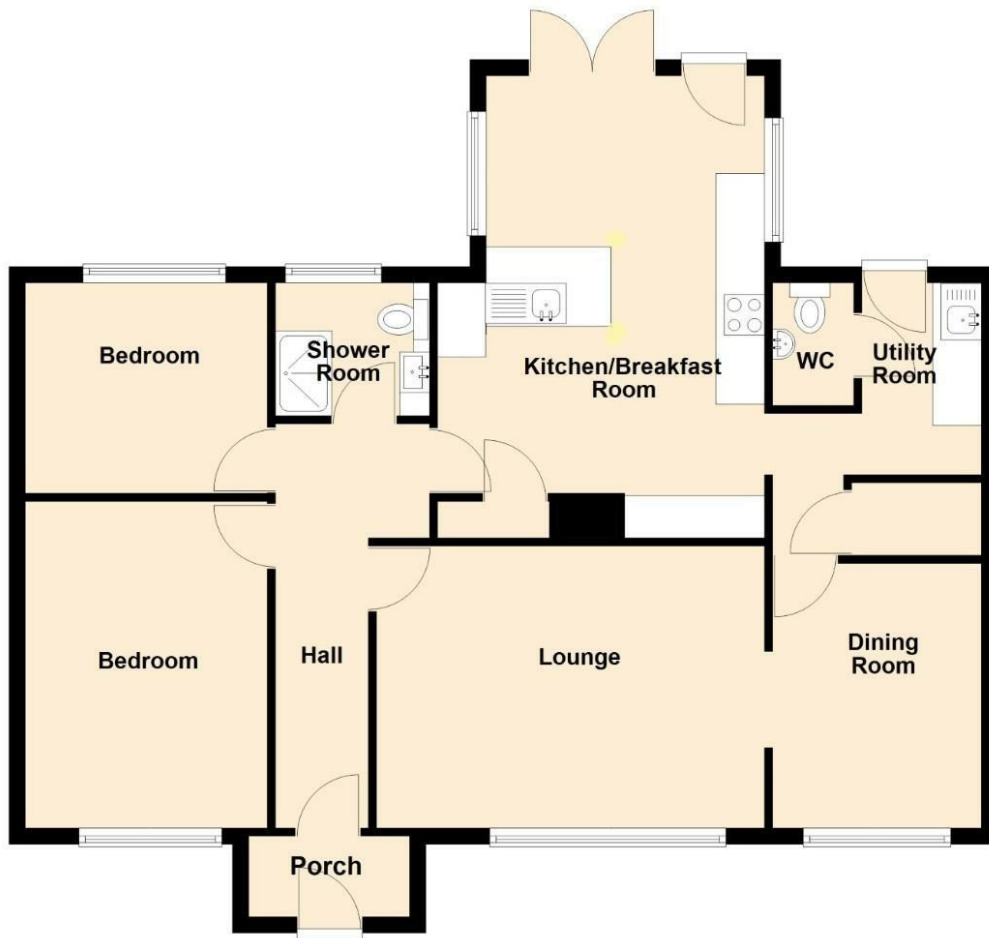
separate negotiation. Please contact the agent with regards to this.

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





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

Environmental Impact (CO ₂) Rating		
Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ 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.

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