



# Warren Close

Brandon, IP27

Guide price £160,000

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## Description

Guide Price £160,000- £170,000.

Offered for sale with NO ONWARD CHAIN is this established, terraced home boasting spacious accommodation throughout. Within walking distance to the town centre and market square, this property is ideally situated for those who appreciate easy access to local amenities.

Upon entering, you are greeted by a spacious entrance hall that sets the tone for the rest of the home. The ground floor features a useful cloakroom, perfect for guests, alongside a well-appointed kitchen/diner that invites family gatherings and culinary creativity. The lounge, which opens directly to the rear garden, provides a lovely space for relaxation and entertaining.

Upstairs, you will find three well-proportioned bedrooms, each offering ample space for rest and personalisation. The shower room is conveniently located to serve the needs of the household.

The enclosed rear garden is predominantly lawned, providing an outdoor space for children to play or for adults to unwind. Additionally, a brick store offers practical storage solutions for gardening tools or outdoor equipment.

This property is offered with no onward chain, making it an excellent opportunity for both first-time buyers and those looking to invest in a family home. With its convenient location and thoughtful layout, this terraced house is a must-see for anyone seeking a welcoming residence in Brandon.

## Measurements

Entrance Hall & Cloakroom

Kitchen/ Diner - 15' 11" X 11' 5"

Lounge - 15' 10" x 12'

Stairs to first floor landing

Bedroom 1 - 12' 11" max x 10' 4"

Bedroom 2 - 13' 10" x 8' 5" plus door recess

Bedroom 3 - 9' 1" x 7' 3"

Shower Room - 8' 7" x 5'

Council Tax band - A

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.

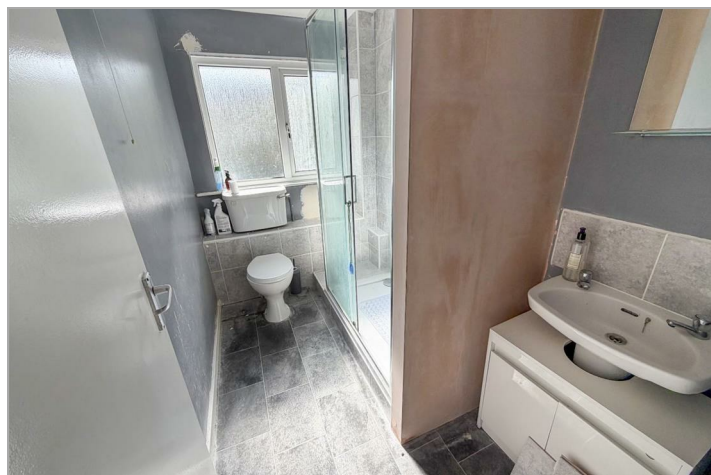
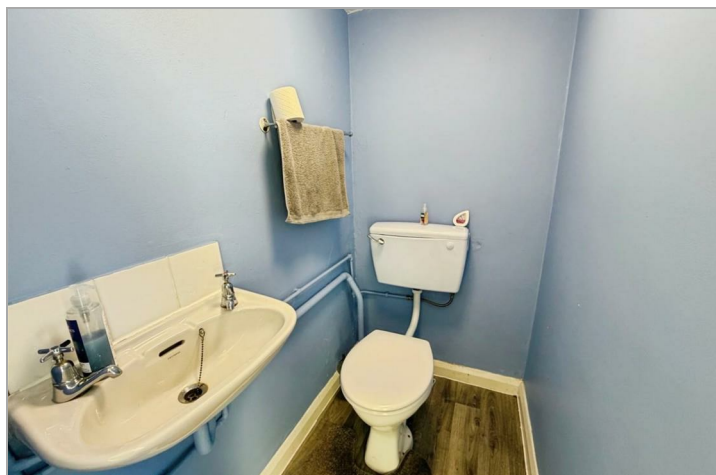
The Buyer is advised to obtain verification of the tenure from their Solicitor. The agent has not reviewed the title documents for this property.

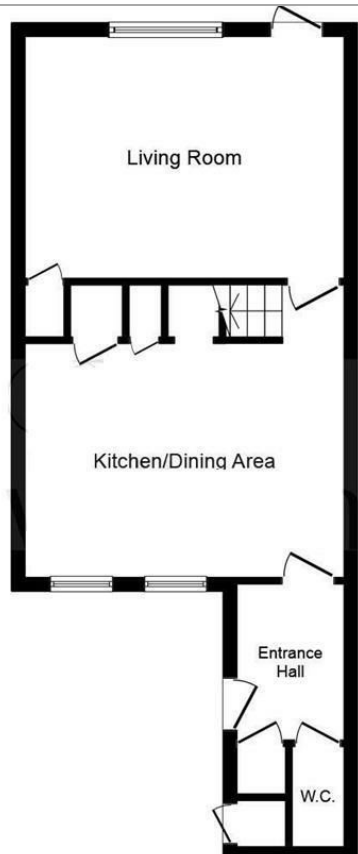
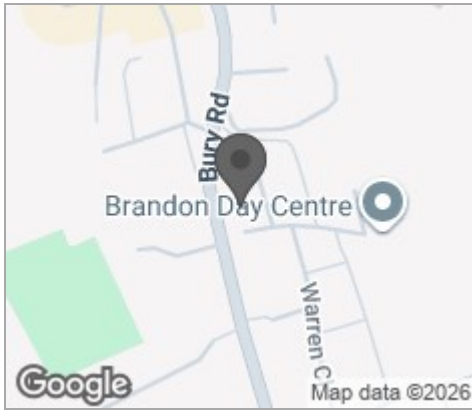
We are supervised by HMRC and, as such, have an obligation under anti-money laundering regulations to conduct anti-money laundering checks on all potential buyers and sellers. We have partnered with Coadjute who will securely manage these checks on our behalf.

Tel: 01842 818282

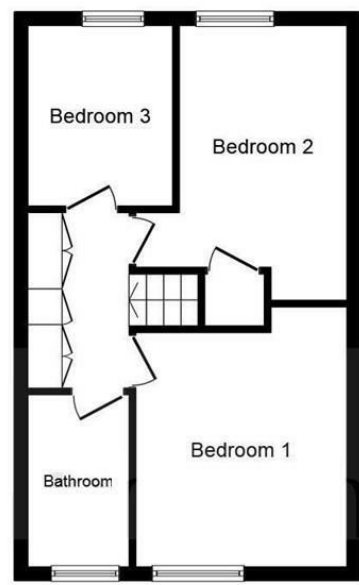
Once an offer is accepted (subject to contract) Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £27+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service.

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**



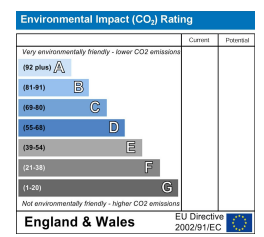
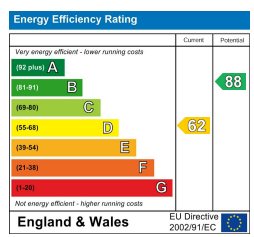
**First Floor**

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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**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.