



St. Thomas Close

Brandon, IP27

Price £220,000

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Description

Situated in a sought after cul de sac position, within the market town of Brandon, this detached bungalow presents an excellent opportunity for those seeking a comfortable and low-maintenance home. Offered with no onward chain, this property is perfect for first-time buyers, downsizers, or anyone looking for a peaceful retreat.

Upon entering, you are greeted by a welcoming entrance hall that leads to two well-proportioned bedrooms situated at the front of the bungalow. The family bathroom is conveniently located nearby, ensuring ease of access for residents and guests alike. To the rear of the home is the kitchen, and inviting lounge, which features patio doors that open into a conservatory, providing a lovely space to relax and enjoy views of the garden.

The outdoor space is equally appealing, with low-maintenance gardens both at the front and rear. The rear garden is thoughtfully designed with a combination of patio and shingle, making it an ideal spot for outdoor entertaining or simply enjoying the fresh air. A timber shed offers additional storage, while the garage, complete with a pitched roof, power, and light, provides further utility. The driveway in front of the garage allows for off-street parking for two vehicles, ensuring convenience for you and your guests.

With gas-fired central heating and sealed unit UPVC windows and doors, this bungalow is not only comfortable but also energy-efficient. This delightful property is a rare find in a sought-after location, making it a must-see for anyone looking to settle in Brandon.

Measurements

Entrance Hall

Lounge - 15' 11" max x 15' 10"

Kitchen - 9' 7" x 7' 5"

Conservatory - 9' 8" x 7' 11"

Bedroom 1 - 12' 6" x 10' 8"

Bedroom 2 - 9' 9" x 7' 5"

Bathroom - 6' 3" x 7' 8" max

Garage - 16' 5" x 8' 9"

Agents Note

Council Tax Band - B, West Suffolk

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.

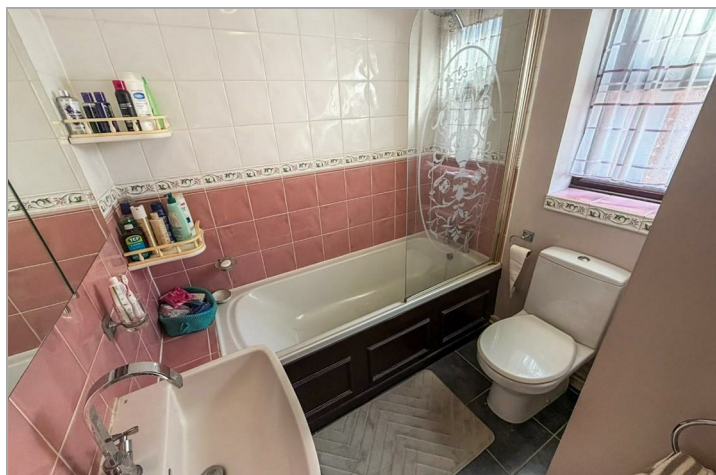
We are supervised by HMRC and, as such, have an obligation under anti-money laundering regulations to conduct anti-money laundering checks on all potential buyers and sellers.

Tel: 01842 818282

We have partnered with Coadjute who will securely manage these checks on our behalf.

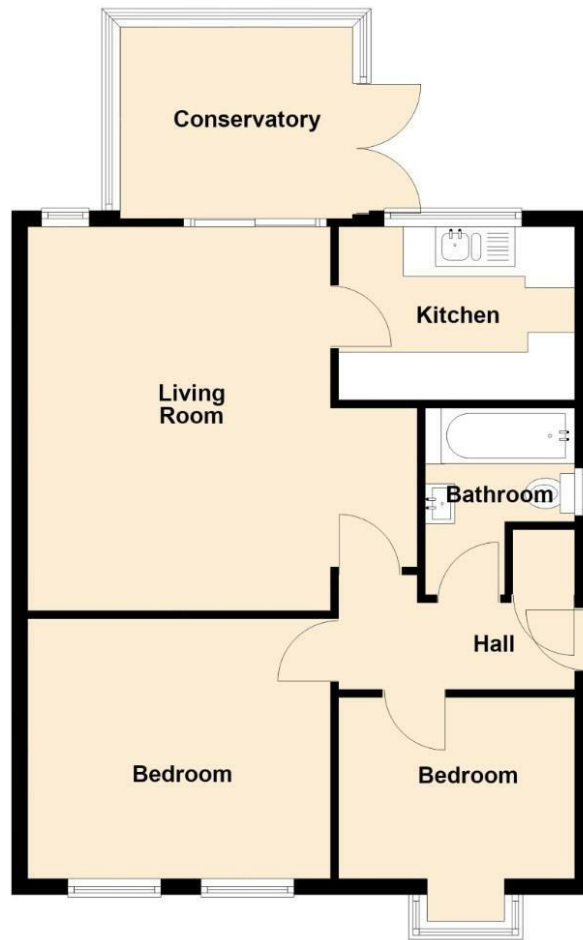
Once an offer is accepted (subject to contract) Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £27+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service.

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.



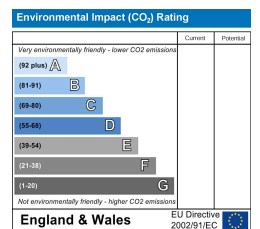
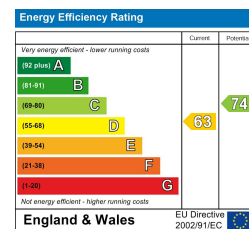


Ground Floor



Viewing

Please contact our Brandon Office on 01842 818282 if you wish to arrange a viewing appointment for this property or require further information.



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.

49A HIGH STREET, BRANDON, SUFFOLK, IP27 0AQ

TEL: 01842 818282 EMAIL: INFO@MOLYNEUXESTATEAGENTS.CO.UK WWW.MOLYNEUXESTATEAGENTS.CO.UK