MOLYNEUX
ESTATE AGENTS

Seymour Avenue

Brandon, IP27

Price £150,000

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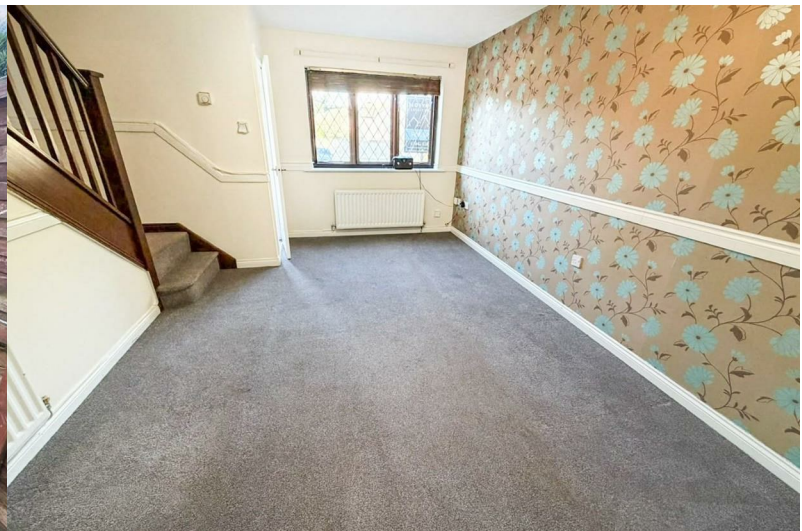

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Description

Found in a sought after cul-de-sac on Seymour Avenue, in the market town of Brandon, this mid-terraced home is offered with NO ONWARD CHAIN. Built in circa 1990, the property features a welcoming entrance porch that leads into a spacious lounge, ideal for relaxation and entertaining. The well-appointed kitchen/diner opens directly to the enclosed rear garden, creating a seamless indoor-outdoor living experience.

Upstairs, the landing provides access to two generously sized bedrooms, perfect for a small family or those seeking extra space for guests. The family bathroom is conveniently located to serve both bedrooms. This home is equipped with gas-fired central heating, ensuring warmth and comfort throughout the year.

Additionally, the property boasts allocated off-street parking, a valuable asset in this desirable area. With no onward chain, this home is ready for you to move in and make it your own.

For those interested in viewing this property, please do not hesitate to contact Molyneux Estate Agents. This is an excellent opportunity to secure a 'chain free' home in a sought-after location.

Measurements

Entrance Porch

Lounge - 14' 7" x 10' 7" max

Kitchen/ Diner - 13' 5" max x 8' 1"

Stairs to first floor landing

Bedroom 1 - 13' 4" max x 11' 2" max

Bedroom 2 - 11' 11" max x 7' 4" max

Bathroom - 7' 1" max x 5' 9"

Agents Note

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 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.

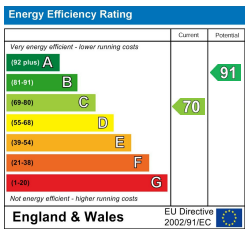
Once an offer is accepted (subject to contract) Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £27+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service.

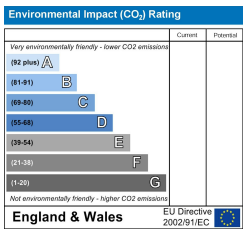
Tel: 01842 818282

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.

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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