MOLYNEUX
ESTATE AGENTS



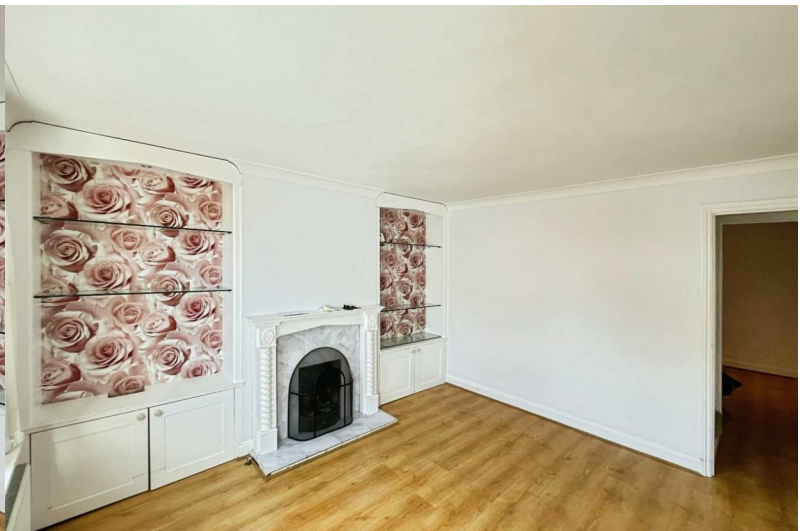
72 Thetford Road

, Brandon, IP27 0DB

Price £140,000

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Description

This established terraced house presents an excellent opportunity for those seeking a comfortable and inviting home. The property boasts two well-proportioned reception rooms, including a cosy lounge perfect for relaxation and a separate dining room ideal for entertaining guests or enjoying family meals.

The modern kitchen is designed with functionality in mind and opens onto the enclosed rear garden. To the first floor you will find two inviting bedrooms along with the bathroom suite

The enclosed rear garden, which offers a private outdoor space for gardening as well as entertaining. Additionally, there is a useful outbuilding which provides extra storage.

This terraced house is perfect for first-time buyers, small families, or those looking to downsize, combining modern living with the charm of a traditional home. With its convenient location and appealing features, this property is sure to attract interest and is offered to the market Chain Free. Do not miss the chance to make this lovely house your new home.

Measurements

Lounge:- 12'0" max x 11'11"

Dining Room:- 11'11" x 9'8"

Kitchen:- 11'1" x 7'10"

Bedroom One:- 12'0" max x 11'4"

Bedroom Two:- 9'8" x 7'7"

Bathroom:- 7'10" x 5'4"

Agents Note

Council Tax Band - A

There is a an terrace of outbuildings to the rear of the property that are accessed by a shared passageway with the neighbouring properties.

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.

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.





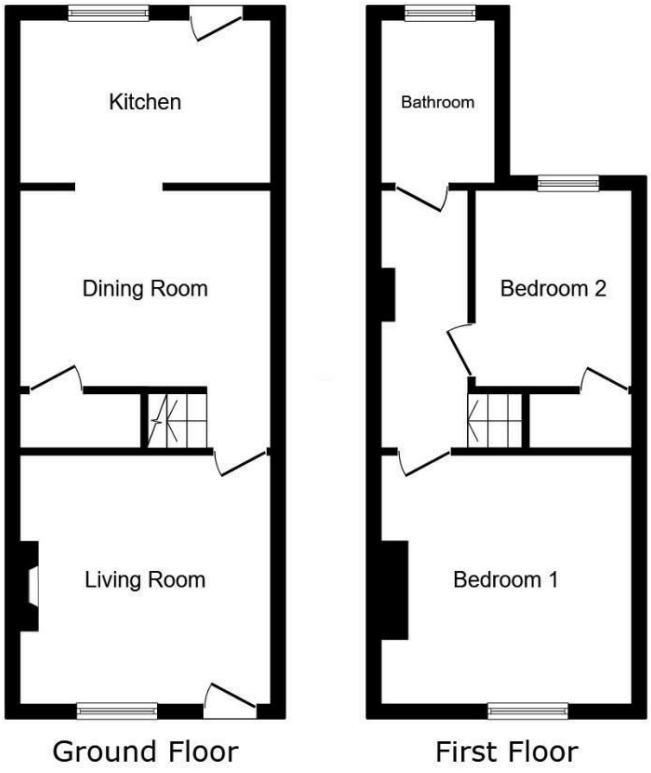








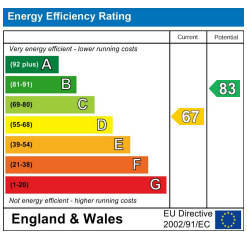


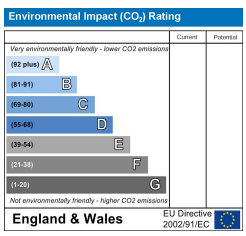


This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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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