



Spruce Drive

Brandon, IP27

Price £230,000

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Description

Situated in the desirable area of Spruce Drive, Brandon, this semi-detached house presents an excellent opportunity for those seeking a comfortable family home. Built in circa 1987, this property boasts a generous 862 square feet of living space, featuring three well-proportioned bedrooms and family bathroom, making it ideal for families.

Upon entering, you are welcomed by a spacious lounge that provides a perfect setting for relaxation and entertaining. The kitchen/breakfast room is both functional and inviting, offering ample space for family meals. Additionally, the conservatory extends the living area, allowing for an abundance of natural light and a seamless connection to the garden.

The property benefits from gas-fired central heating and sealed unit UPVC windows and doors, ensuring warmth and energy efficiency throughout the year. For those with vehicles, there is convenient parking for two cars, along with a garage and a drive located at the rear of the property.

One of the standout features of this home is its location. Situated in a sought-after market town, it is in close proximity to the stunning Thetford Forest, perfect for outdoor enthusiasts and families alike. With no onward chain, this property is ready for you to move in and make it your own. Whether you are a first-time buyer or looking for a new family home, this semi-detached house on Spruce Drive is not to be missed.

Measurements

Lounge - 18' 4" x 12' 5"

Kitchen/ Breakfast Room - 15' 7" x 8' 5"

Conservatory/ Sun Room - 17' 8" x 7' 11"

Stairs to first floor landing

Bedroom 1 - 11' 3" max x 9' 2"

Bedroom 2 - 9' 6" x 7' 7" plus door recess

Bedroom 3 - 7' 8" x 6' 3"

Bathroom - 6' 1" x 5' 7"

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.

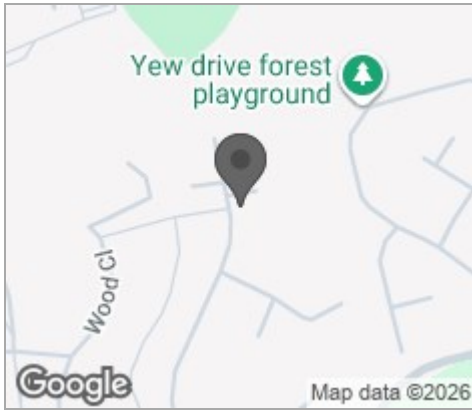
We are supervised by HMRC and, as such, have an obligation under anti-money laundering regulations to conduct anti-money laundering checks on all potential buyers and sellers. We have partnered with Coadjute who will securely manage these checks on our behalf.

Tel: 01842 818282

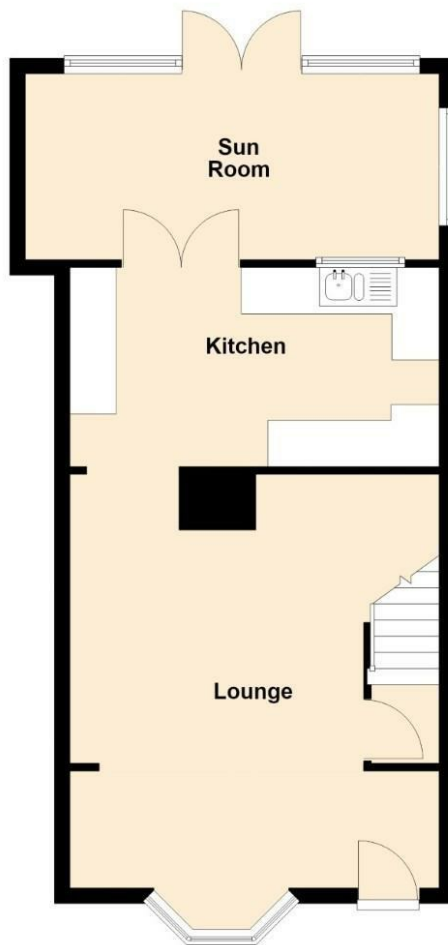
Once an offer is accepted (subject to contract) Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £27+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service.

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.

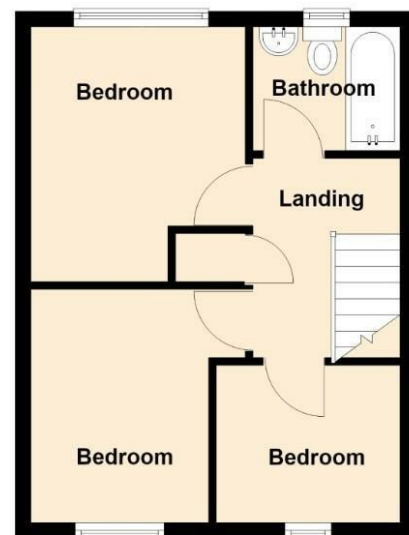




Ground Floor

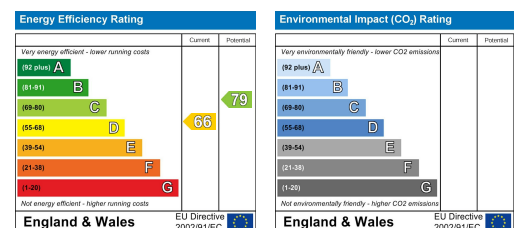


First Floor



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.

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