MOLYNEUX
ESTATE AGENTS



West Drive

Brandon, IP27

Price £280,000

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Description

Situated at the end of a desirable cul-de-sac on West Drive in Brandon, this charming detached bungalow is offered with NO ONWARD CHAIN. Spanning an impressive 1,227 square feet, the property boasts a welcoming entrance porch that leads into a spacious inner hall. The large lounge and dining area provides an ideal space for relaxation and entertaining, while the well-appointed kitchen is perfect for culinary enthusiasts.

This established bungalow features three bedrooms, as well as a versatile additional room that can serve as a study or guest bedroom. The bathroom is conveniently located, and there is also a utility area and cloakroom for added practicality.

Outside, the property benefits from generous gardens being situated on a corner plot, offering ample outdoor space for gardening or leisure activities. One garden area is laid to lawn, while another is designed as a patio, perfect for enjoying sunny afternoons or hosting gatherings. The bungalow also includes off street parking by way of a driveway in front of the garage, ensuring convenience for residents and guests alike.

With oil-fired central heating, this home promises warmth and comfort throughout the year. Offered with no onward chain, this property is ready for immediate occupancy, although some modernisation may now be desired. Internal viewing is now available, and we invite you to explore the potential of this lovely bungalow in a sought-after location.

Measurements

Entrance Porch & Inner Hall

Lounge/ Diner - 20' 7" max x 17' 9"

Kitchen - 14' 9" x 9' 4"

Bedroom 1 - 12' 2" x 9' 9"

Bedroom 2 - 11' 3" x 9' 5"

Bedroom 3 - 9' 2" x 9' 1" plus door recess

Bathroom - 6' 11" x 5' 6"

Utility - 9' 4" x 8' 3" max

Cloakroom

Bedroom/ Study - 13' x 9' 4"

Agents Note

Council Tax Band - West Suffolk, C.

The internal photos being used were taken in 2021, the bungalow is currently in the process of being cleared.

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.

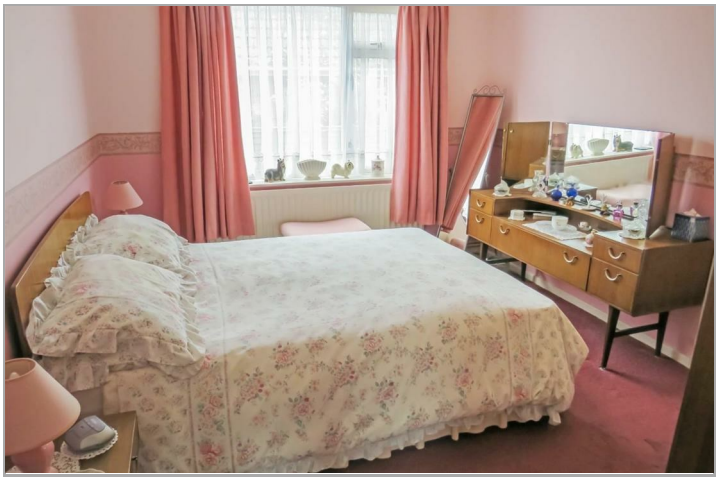
We are supervised by HMRC and, as such, have an obligation under anti-money laundering regulations to conduct anti-money laundering checks on all potential buyers and sellers. We have partnered with Coadjute who will securely manage these checks on our behalf.

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.







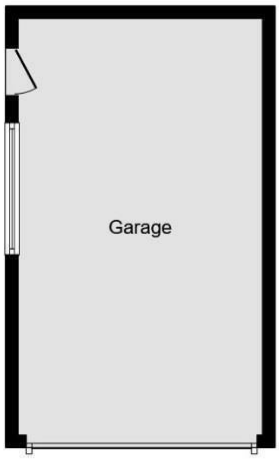








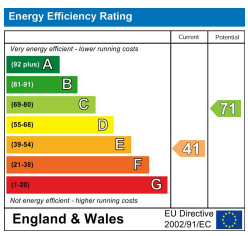


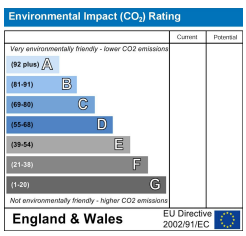


This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

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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