



St. Margarets Drive

Brandon, IP27

Offers over £325,000



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Description

This impressive EXTENDED DETACHED BUNGALOW is available with NO ONWARD CHAIN and would make a superb investment to local USAF personnel or alternatively a fantastic FAMILY HOME particularly given its convenient location within WALKING DISTANCE to Breckland School.

Upon entering the property you will find a stunning kitchen/ breakfast room which is fully fitted with a range of wall and base level units, 1.5 bowl sink and drainer, integrated dishwasher plus freestanding fridge freezer and Range style cooker with extractor hood fitted over. There is also a separate UTILITY ROOM which provides additional space for appliances including a washing machine and undercounter fridge.

The bungalow offers three double bedrooms and includes a generous sized master bedroom with two built in wardrobes as well as an en suite comprising W.C, wash hand basin, heated towel rail and a shower cubicle. There is also a large and contemporary family bathroom which includes a W.C, wash hand basin, bath and separate shower cubicle.

The internal accommodation is concluded by a commodious lounge/ dining room which features an attractive fireplace with flue installed and enjoys French doors overlooking the attractive rear garden which comprises a combination of patio and artificial lawn for ease of maintenance. The rear garden also includes a useful storage shed, outside tap and external sockets.

Measurements

Lounge/ Dining Room - 23'2" max x 15'5" max

Kitchen/ Breakfast Room - 20'11" x 10'00"

Utility Room - 7'7" x 5'8"

Bedroom - 14'7" max x 10'3" max

En Suite - 8'7" x 2'7"

Bedroom - 12'4" max x 10'9" max

Bedroom - 10'9" x 8'11"

Family Bathroom - 9'08" x 9'00"

Anti-money Laundering (AML) and Identification

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.

Agents Note

Photographs taken prior to current tenant moving in.

Council Tax Band - West Suffolk, 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

Tel: 01842 818282

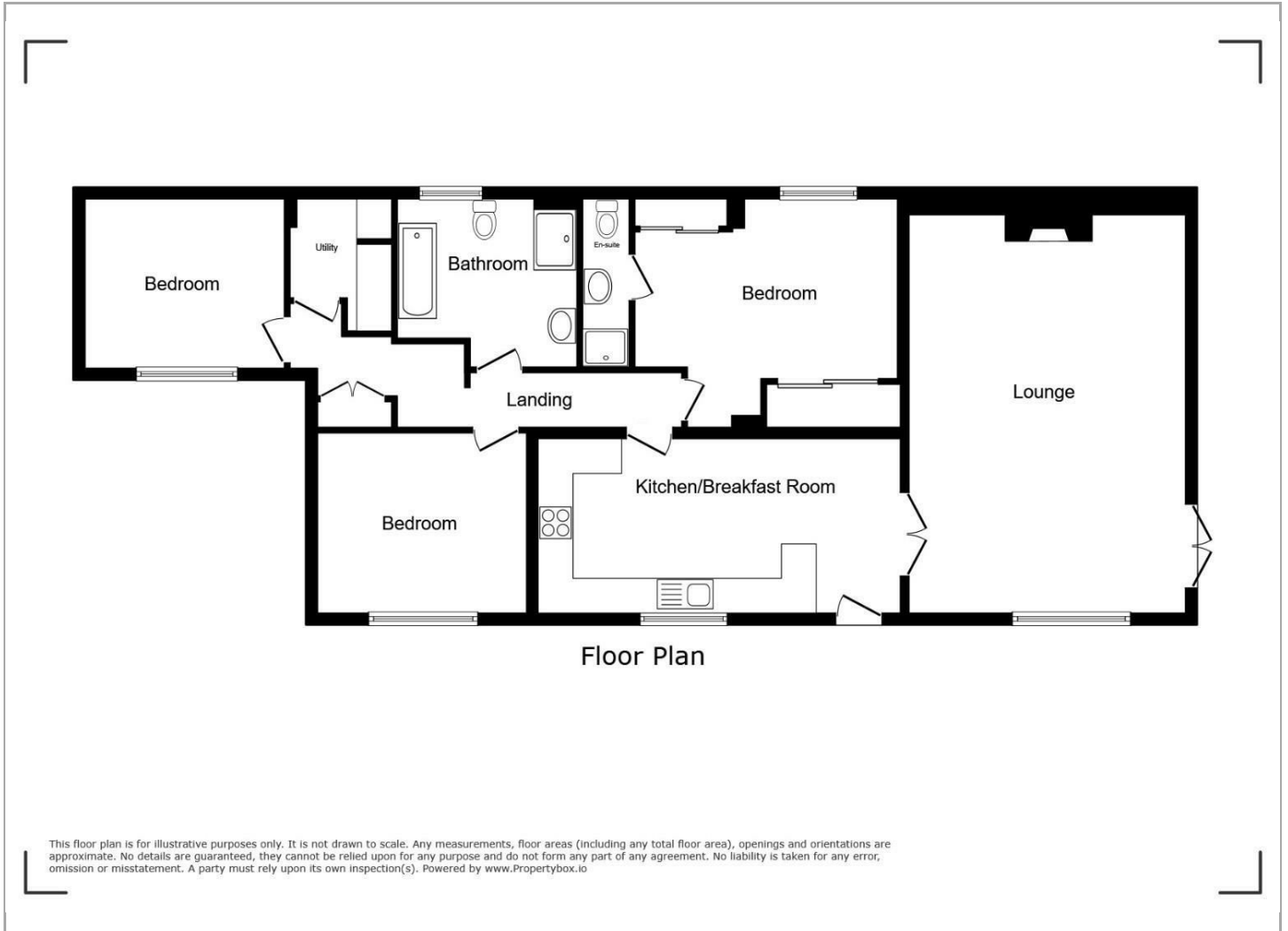
contact the agent to verify any specific measurements.

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.

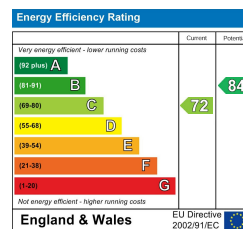
The Buyer is advised to obtain verification of the tenure from their Solicitor. The agent has not reviewed the title documents for this property.





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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