



Chestnut Close

Brandon, IP27

Price £200,000

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Description

This semi-detached home offers three bedrooms, located within a sought-after cul de sac on the outskirts of Brandon, and enjoys close proximity to the picturesque Thetford Forest.

Downstairs the house comprises an entrance hall, which provides ample space to remove coats and shoes, and includes a downstairs W.C plus stairs leading to the first floor landing. There is a lounge with patio doors overlooking the rear garden and a fully fitted kitchen which offers a range of wall and base level units, stainless steel sink and drainer, wall mounted gas boiler plus ample space for appliances.

Upstairs the property boasts three bedrooms and a family bathroom comprising W.C, wash hand basin and a bath with a shower attachment fitted over.

The house includes driveway off street parking in front of a single garage which benefits from front and personal side door access. There is a fully enclosed rear garden which is predominantly laid to lawn with a small patio.

Measurements

Cloakroom W.C - 6'5" x 2'9"

Lounge - 16'4" x 13'8"

Kitchen - 10'4" x 9'4"

Bedroom - 12'9" x 8'1"

Bedroom - 11'5" x 9'4"

Bedroom - 8'00" x 7'01"

Family Bathroom - 6'8" x 6'7"

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

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.

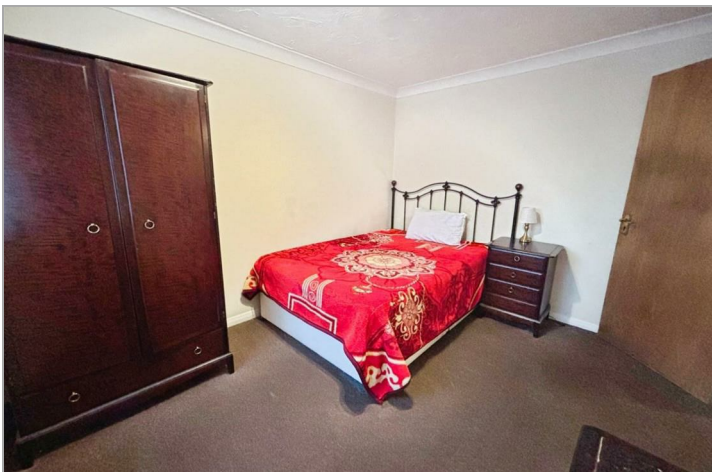
Whilst we intend to make our particulars as accurate as possible, measurements and statements are provided as a general guidance, they are not factual and should not be relied upon. Before ordering any carpets or built in furniture please contact the agent to verify any specific measurements.

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.

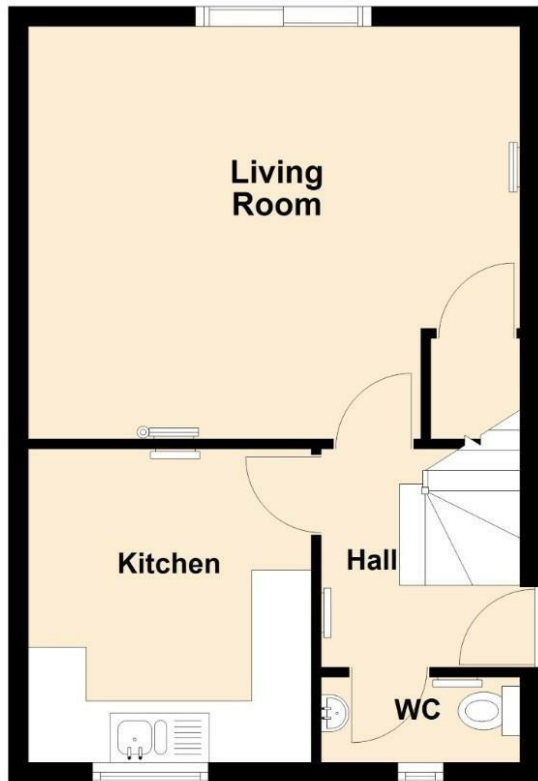
The Buyer is advised to obtain verification of the tenure from their Solicitor. The agent has not reviewed the title documents for this property.

Tel: 01842 818282

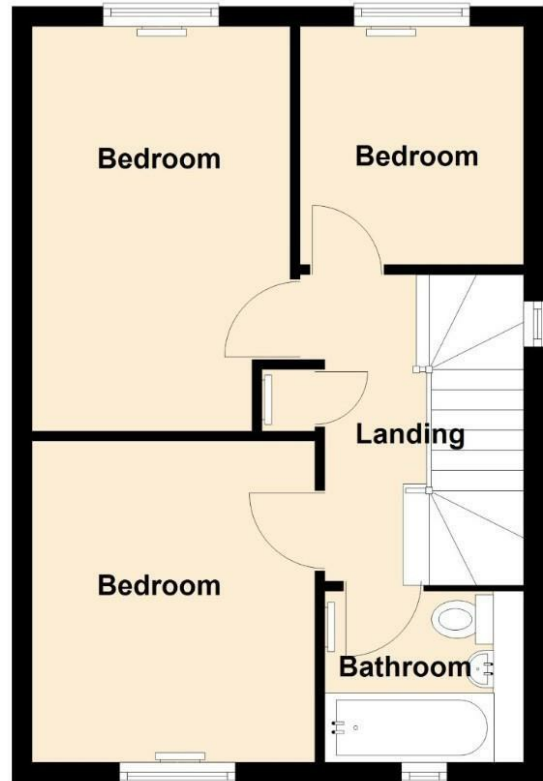




Ground Floor

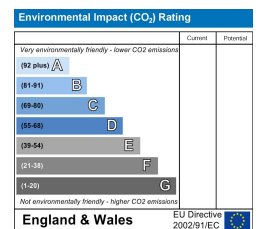
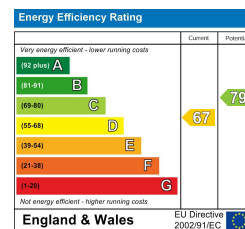


First Floor



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.

49A HIGH STREET, BRANDON, SUFFOLK, IP27 0AQ

TEL: 01842 818282 EMAIL: INFO@MOLYNEUXESTATEAGENTS.CO.UK WWW.MOLYNEUXESTATEAGENTS.CO.UK