



# The Elders

Brandon, IP27

Price £210,000

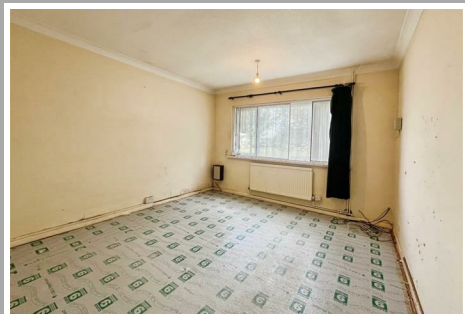
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# The Elders

Brandon, IP27

Price £210,000



## Description

This property is available with no onward chain and offers an exciting refurbishment opportunity in a sought-after village location overlooking an attractive residential green.

Upon entering, you will find a welcoming hallway which includes an airing cupboard, housing the hot water cylinder, in addition to a cupboard housing the electric fuse board and a loft access hatch.

There is a bright, and spacious lounge which overlooks the rear garden and leads into the kitchen/ dining room at the rear of the property. The kitchen offers a range of wall and base level units, 1.5 bowl sink and drainer unit, integrated cooker, electric hob as well as an oil boiler which serves the oil fired central heating system.

There are three well-proportioned bedrooms, whilst the internal accommodation is concluded by a family bathroom which includes a W.C, wash hand basin and bath with electric shower over.

Outside, the bungalow includes front and rear gardens, which are predominantly laid to lawn, with a side and rear access gate to the rear garden, in addition to a garage and off street parking.

## Measurements

Lounge - 15'8" max x 12'11" max

Kitchen/ Dining Room - 17'10" x 8'8"

Bedroom - 11'10" x 11'3"

Bedroom - 11'3" x 8'10"

Bedroom - 10'5" x 9'4"

Family Bathroom - 6'8" x 5'6"

## 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

This property will be sold as seen.

Council Tax Band - West Suffolk, C.

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.

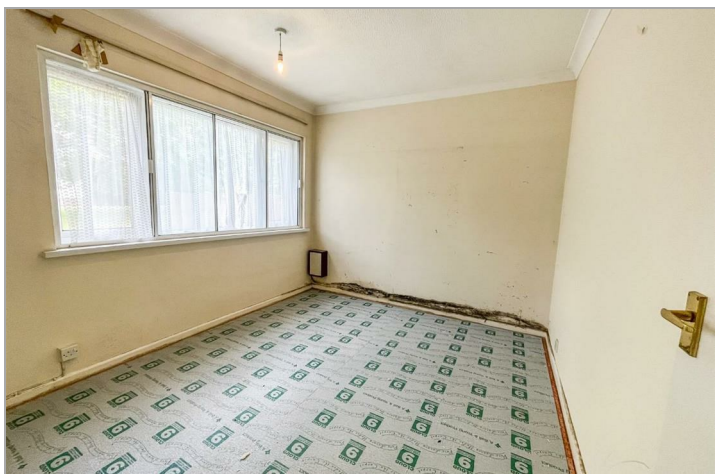
Floor plans are not to scale. They are provided for indication purposes and their accuracy should not be relied upon.

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

Tel: 01842 818282

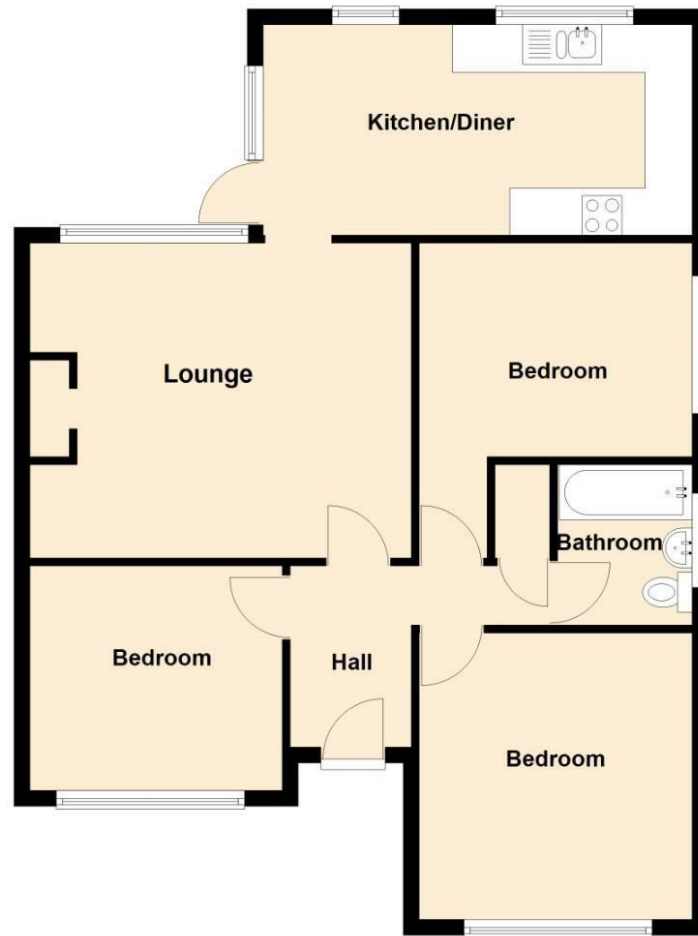
this.

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



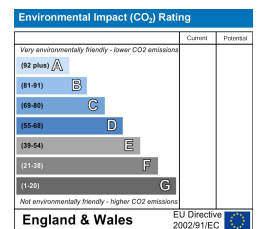
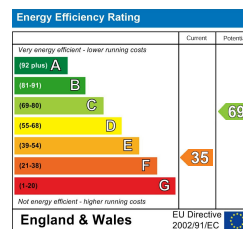


### Ground Floor



### 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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