



London Road

Brandon, IP27

Price £250,000



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## Description

Located in a non-estate position on London Road in the charming market town of Brandon, Suffolk, this delightful link-detached bungalow offers a perfect blend of comfort and convenience. With two spacious reception rooms, this home is ideal for both relaxation and entertaining. The generous lounge at the front welcomes you with ample natural light, creating a warm and inviting atmosphere.

The property features two well-proportioned bedrooms, providing a peaceful retreat for rest. The shower room adds to the practicality of the home, while the kitchen is well-equipped for all your culinary needs. A lovely conservatory at the back, accessible through patio doors from the second bedroom, extends your living space and offers a serene view of the garden.

For those with vehicles, the property boasts parking for up to four vehicles, including a garage and a cart lodge that provides covered parking for two. The gas-fired central heating, powered by a combi boiler located in the loft, ensures warmth and comfort throughout the year. The sealed unit UPVC windows and doors enhance energy efficiency and security.

The generous rear garden is a true highlight, predominantly laid to lawn, making it perfect for outdoor activities or simply enjoying the fresh air. The addition of decking provides an excellent space for al fresco dining or entertaining guests, while a large timber shed offers ample storage for gardening tools and equipment.

Offered with NO ONWARD CHAIN, (with completion available from mid June) the bungalow is a MUST VIEW, with all the amenities of Brandon close at hand. Whether you are looking to downsize or seeking a comfortable home, this property is sure to impress.

An internal viewing is now available, contact Molyneux Estate Agents to view.

01842 818282

info@molyneuxestateagents.co.uk

## Measurements

Entrance Hall

Lounge - 20' 6" x 11' 8"

Kitchen - 11' 10" max x 10' 4" max

Bedroom 1 - 12' 7" x 10' 5"

Bedroom 2 - 11' 11" max x 9' 7" max

Conservatory - 10' 6" x 9' 5"

Shower Room - 10' 2" x 5' 6"

Garage

Council Tax Band - 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.

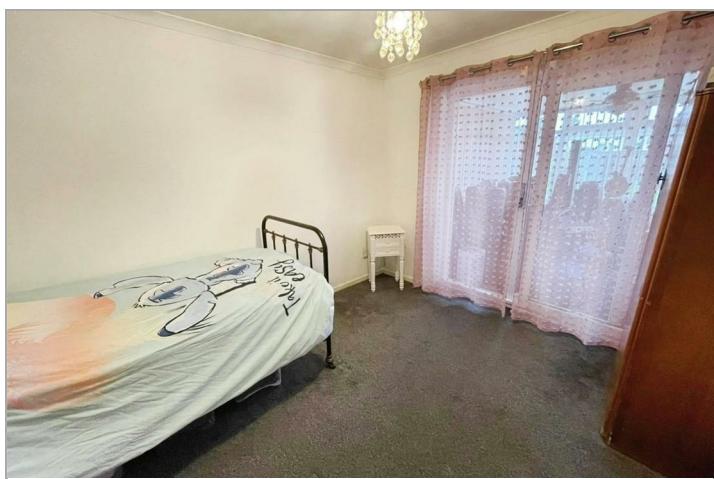
Before ordering any carpets or built in furniture please contact the agent to verify any specific measurements.

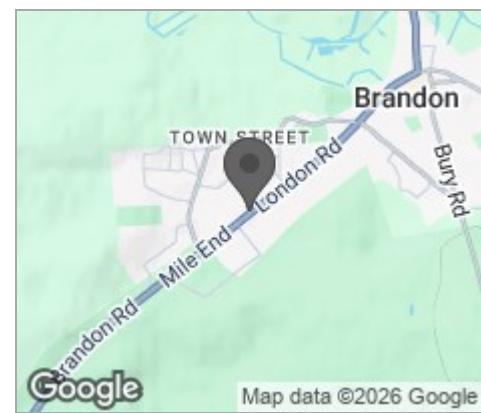
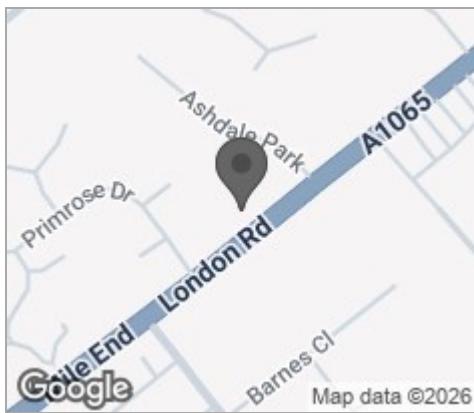
Floor plans are not to scale. They are provided for indication purposes and their accuracy should not be relied upon.

Tel: 01842 818282

Items shown in photographs are not included unless they are detailed within the sales particulars. They may be available by separate negotiation.

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(F plus)	A		
(61-91)	B		
(59-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(F plus)	A		
(61-91)	B		
(59-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC			
England & Wales			

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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