



## St. Davids Close

Brandon, IP27

Price £190,000

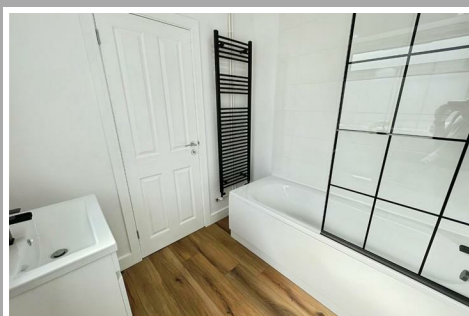
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## Description

Located in the charming St. Davids Close, Brandon, this semi-detached bungalow presents an exceptional opportunity for those seeking a modern and comfortable home.

Recently fully refurbished, the property boasts a fresh and inviting atmosphere, enhanced by a brand new kitchen and bathroom, as well as new flooring and décor throughout, and all new windows and rear door.

The bungalow features a well-proportioned reception room, perfect for relaxation or entertaining guests. With one spacious bedroom, it offers a cosy retreat, ideal for individuals or couples. The property has been thoughtfully designed to ensure convenience and efficiency, having been fully rewired and equipped with a brand new gas boiler and heating system.

Parking is a breeze with space for up to three vehicles on the driveway, further complemented by a brick garage. A newly fitted side gate opens to the enclosed rear garden, which provides a private outdoor space, perfect for enjoying the fresh air or hosting gatherings.

Situated in a sought-after cul-de-sac position within this market town, the location offers a peaceful environment while remaining close to local amenities. The property is offered with no onward chain, making it an attractive option for those looking to move in swiftly.

This delightful bungalow is a rare find and is sure to appeal to a variety of buyers. Don't miss the chance to make this beautifully refurbished home your own.

An internal viewing is now available and comes highly recommended.

Contact Molyneux Estate Agents today to arrange.

01842 818282

info@molyneuxestateagents.co.uk

## Measurements

Entrance Hall

Lounge - 15' 10" x 10' 10" max

Kitchen - 14' x 7' 9"

Bedroom - 12' 10" x 9' 11"

Bathroom - 6' 11" x 6' 8"

Council Tax Band - A

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.

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.

Tel: 01842 818282

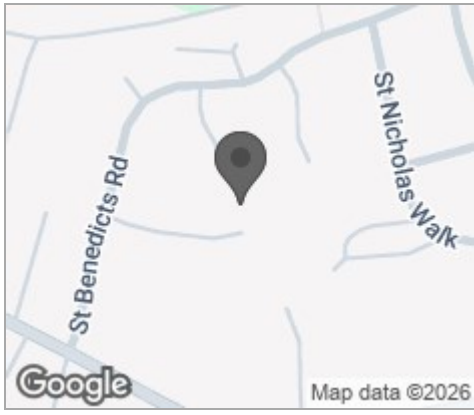
Before ordering any carpets or built in furniture please contact the agent to verify any specific measurements.

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.

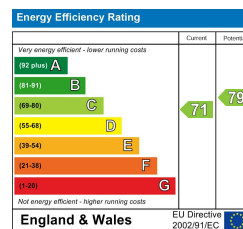
The Buyer is advised to obtain verification of the tenure from their Solicitor. The agent has not reviewed the title documents for this property.





### 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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