



# Robin Walk

Brandon, IP27

Price £230,000

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## Description

Situated in the desirable location of Robin Walk, Brandon, this detached bungalow is offered with NO ONWARD CHAIN. With two spacious reception rooms, this property is ideal for both relaxation and entertaining. The bungalow features two well-proportioned bedrooms, complemented by a family bathroom, making it suitable for a variety of lifestyles.

To the front of the home is the inviting lounge, whilst the kitchen is located to the rear kitchen. Additionally, a delightful conservatory opens directly onto the enclosed rear garden, which is predominantly laid to lawn, providing an outdoor space for gardening or enjoying sunny afternoons.

For those with vehicles, the property boasts ample parking for multiple vehicles, along with a garage equipped with an electric roller front door, ensuring both convenience and security. The gas-fired central heating system guarantees warmth throughout the colder months.

Situated in close proximity to the stunning Thetford Forest, this bungalow is perfect for nature enthusiasts and those seeking a peaceful retreat. With no onward chain, this property is ready for you to move in and make it your own. To arrange a viewing, please contact Molyneux Estate Agents. This is an opportunity not to be missed!

## Measurements

Entrance Porch & Inner Hall

Lounge - 13' 5" x 11' 6"

Kitchen - 10' plus door recess x 9' 4"

Conservatory - 10' 1" x 8' 2"

Bedroom 1 - 11' 2" x 10' 8"

Bedroom 2 - 10' plus door recess x 9' 5"

Bathroom - 6' 9" x 5' 5"

Garage - 18' 11" x 9' 7"

Council tax Band - 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.

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

Tel: 01842 818282

electronically. A non-refundable fee of £27+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service.

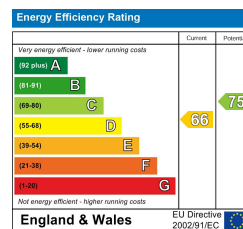
These anti-money laundering checks must be completed before we can send a Memorandum of Sale to solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.





## 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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