

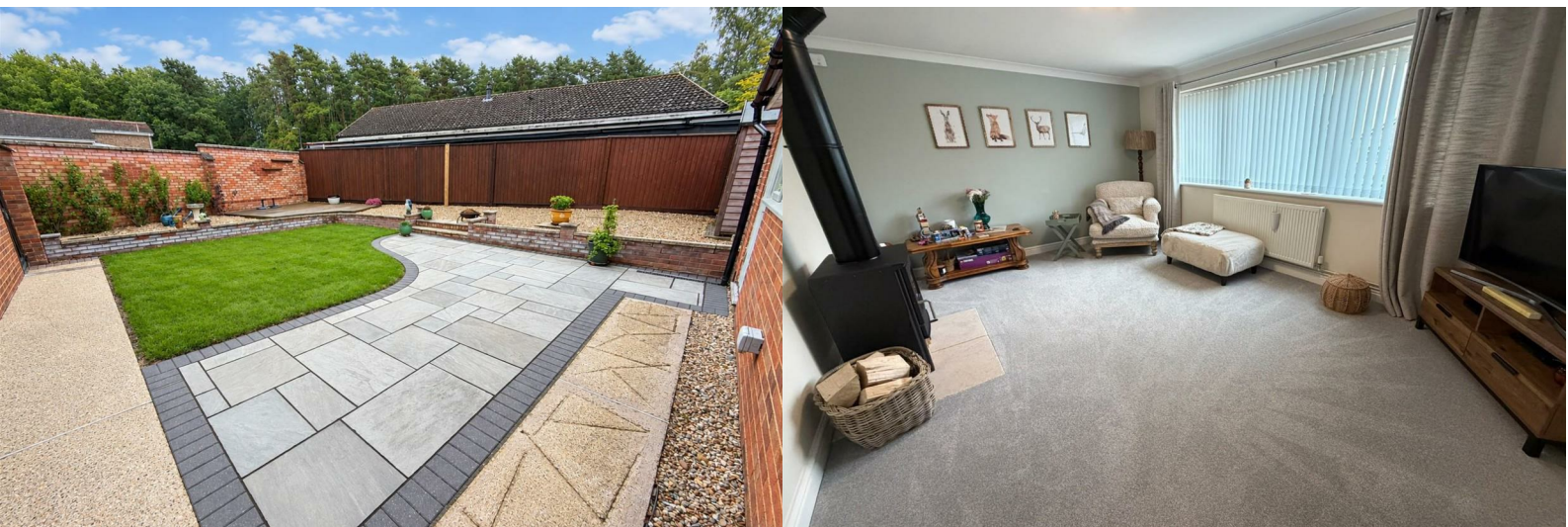


Nightingale Road

Brandon, IP27

Price £270,000

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Description

Situated in the desirable Birds estate on Nightingale Road, this detached bungalow is beautifully presented throughout. Built in circa 1980, the property is set on a generous corner plot, and enjoys a south facing rear garden, providing ample outdoor space for relaxation and enjoyment.

Inside, you will find a spacious lounge with wood-burner, that welcomes you with its warm and inviting atmosphere, ideal for both entertaining guests and enjoying quiet evenings at home. The attractive kitchen is well-equipped, making meal preparation a delight. The bungalow features two double bedrooms, each fitted with air conditioning/ heating units, ensuring a comfortable environment throughout the year.

The family bathroom is conveniently located, and the property benefits from both mains gas fired central heating, and sealed unit UPVC windows and doors, enhancing energy efficiency and security.

Outside, the generous garden offers a wonderful space for gardening or outdoor activities, while the driveway with car port provides ample off street parking. Additionally, the garage has been thoughtfully converted at the rear to create a versatile area, perfect for a home office or studio, also enjoying an air conditioning/ heating unit. The remaining garage is accessed via an up and over metal door, and is ideal for external storage.

Situated in close proximity to the stunning Thetford Forest and High Lodge, this bungalow is ideal for those who appreciate nature and outdoor pursuits.

With its appealing features and prime location, this property presents an excellent opportunity for both first-time buyers and those looking to downsize. Don't miss the chance to make this delightful bungalow your new home.

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

Measurements

Entrance Hall

Lounge - 16' 3" x 12'

Kitchen - 10' 3" x 9' 9"

Bedroom 1 - 13' 1" max x 10'11" plus door recess

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

Bathroom - 6' 10" x 5' 4"

Converted Rear of Garage - 10' 1" x 8' 8"

Agents Note

Council Tax Band - B, West Suffolk

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

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.



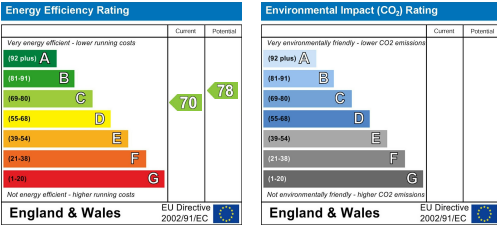


Ground Floor



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 firms employment has the authority to make or give any representation or warranty in respect of the property.