



Spruce Drive

, IP27

Offers in excess of £160,000

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Description

Pleasantly positioned on Spruce Drive in Brandon, this established semi-detached bungalow offers a perfect opportunity for first-time buyers or buy-to-let investors. Spanning a comfortable 431 square feet, the property provides a cosy yet functional living space.

The bungalow features a welcoming living room which opens onto the rear garden as well as a practical kitchen. The single bedroom is well-proportioned, ensuring a restful retreat at the end of the day. The bathroom is conveniently located, catering to all your essential needs.

One of the standout features of this property is the enclosed rear garden, which offers a private outdoor space for gardening, relaxation, or enjoying sunny afternoons. Additionally, the property benefits from driveway parking, providing ease and convenience.

This charming bungalow is not only a lovely home but also represents a sound investment opportunity in a desirable area. With its appealing layout and outdoor space, it is sure to attract those looking for a comfortable living environment. Do not miss the chance to make this delightful bungalow your own.

Internal viewings are highly recommended. Please contact Molyneux Estate Agents to arrange your viewing.

Measurements

11'1" x 8'3" (3.38m x 2.51m)

Entrance Hall

Lounge:- 20'4" x 10'7"

Kitchen:- 8'5" x 6'8"

Bedroom:- 11'1" x 8'3"

Bathroom

Agents Note

Council Tax Band - A

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.

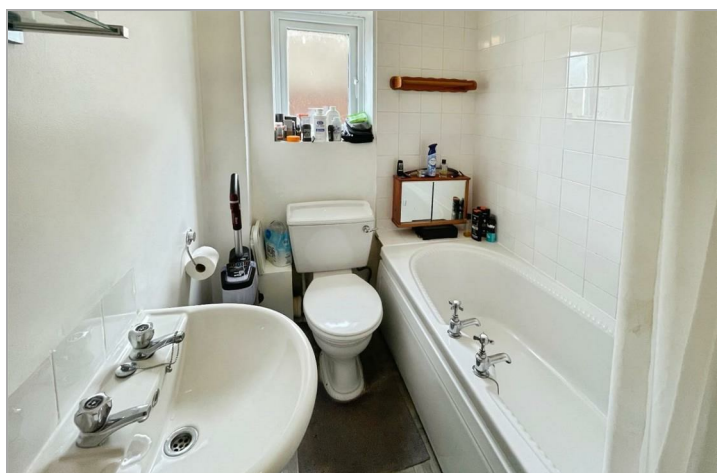
The Buyer is advised to obtain verification of the tenure from their Solicitor. The agent has not reviewed the title documents for this property.

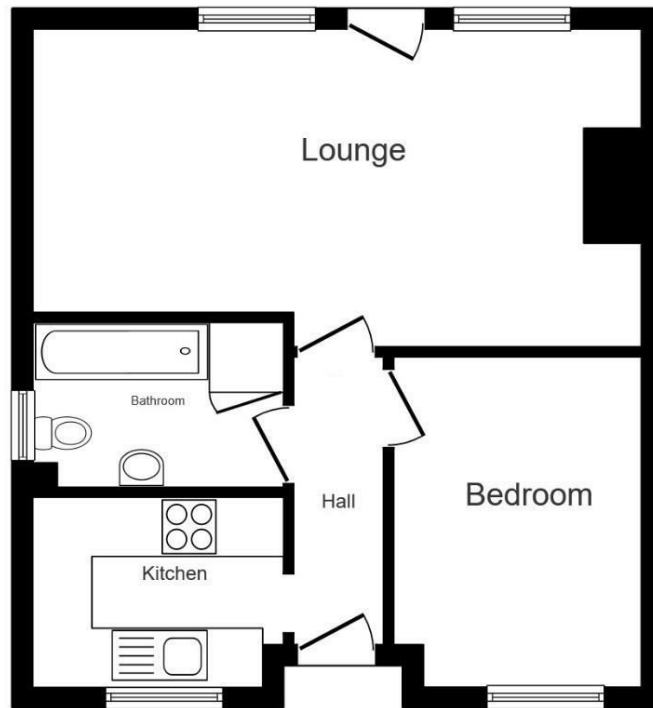
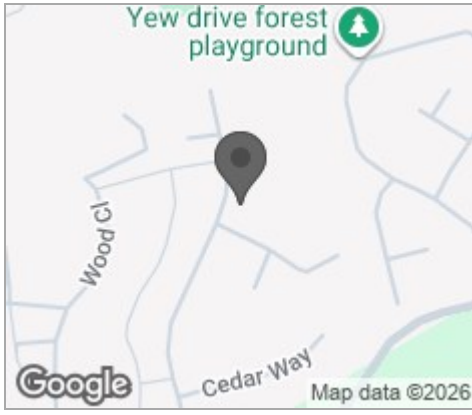
We are supervised by HMRC and, as such, have an obligation under anti-money laundering regulations to conduct anti-money laundering checks on all potential buyers and sellers. We have partnered with Coadjute who will securely manage these checks on our behalf.

Once an offer is accepted (subject to contract) Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £27+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service.

Tel: 01842 818282

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.





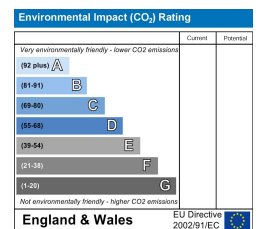
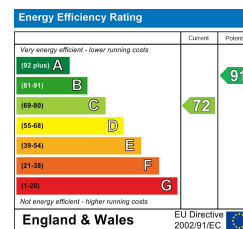
Floor Plan

Total floor area: 40.5 sq.m. (436 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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.

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