



Bracken Rise

Brandon, IP27

Price £230,000

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Description

Situated in the desirable cul-de-sac of Bracken Rise, this detached bungalow in the market town of Brandon, Suffolk, presents an excellent opportunity for those seeking a comfortable and convenient home. The property boasts three well-proportioned bedrooms, making it ideal for families or those wishing to downsize without compromising on space.

The modern family bathroom is thoughtfully designed, featuring both a bath and a shower, catering to all your bathing needs. The bungalow benefits from gas-fired central heating and sealed unit UPVC windows, ensuring warmth and energy efficiency throughout the year.

A standout feature of this property is the garage, equipped with an electric remote control up-and-over door, power, and light. Additionally, it includes an inspection pit and a personal door leading to the garden, providing both functionality and ease of access.

The exterior of the bungalow is equally appealing, with lawned gardens at both the front and rear, offering an outdoor space for relaxation or entertaining. The block-paved driveway accommodates parking for up to three vehicles in front of the garage, ensuring ample space for family and guests.

This delightful bungalow is offered for sale with no onward chain, making it an attractive proposition for prospective buyers. With its prime location and thoughtful features, this property is not to be missed.

Measurements

Entrance Porch

Lounge - 16' 9" x 13' 5" max

Kitchen/ Breakfast Room - 11' 4" x 10' 1"

Inner Hall

Bedroom 1 - 13' 5" x 9' 11"

Bedroom 2 - 10' 2" x 8' 7"

Bedroom 3 - 10' 1" x 8'

Bathroom - 9' 11" max x 6' 10"

Garage

Council Tax band - C

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. Our trusted partner, Coadjute, 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.

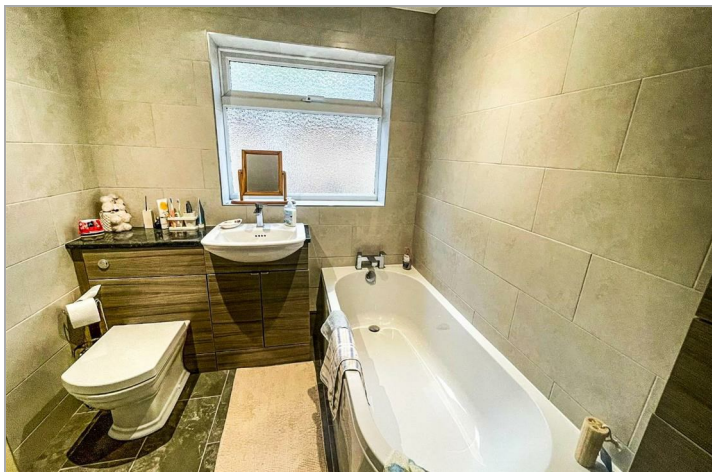
Before ordering any carpets or built in furniture please contact

Tel: 01842 818282

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.

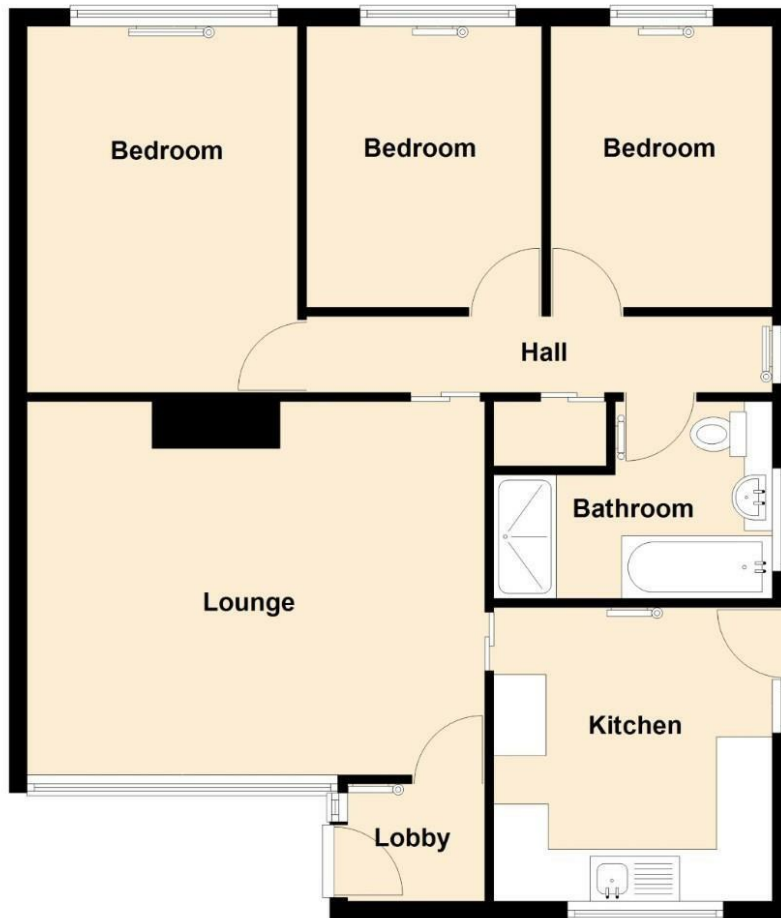
Items shown in photographs are not included unless they are detailed within the sales particulars. They may be available by separate negotiation. Please contact the agent with regards to this.

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



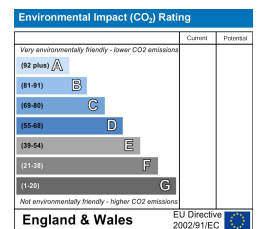
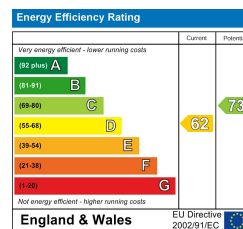


Ground Floor



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

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