



Riverside Way

Brandon, IP27

Price £150,000

1 bed 1 bath 1 sofa D



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Description

NO ONWARD CHAIN! This **ONE DOUBLE BEDROOM** coach house offers **CLOSE PROXIMITY** to High Street amenities and is **WITHIN WALKING DISTANCE** of Brandon Train Station.

Upon entering the property you will find a welcoming entrance hall, which provides ample space to remove coats and shoes, as well as stairs leading to the first floor landing. Upstairs the property includes a generous sized lounge, double bedroom, fully fitted kitchen and a family bathroom.

The kitchen offers a range of wall and base level units, stainless steel sink and drainer, useful over stairs storage cupboard, integrated cooker with an electric hob and extractor hood fitted over plus space for a washing machine and fridge freezer, whilst the bathroom comprises W.C, wash hand basin and bath with shower attachment over.

There is also a useful storage cupboard on the first floor landing, and loft access hatch.

Outside the property includes two external storage cupboards beneath the living accommodation as well as two parking spaces in a residents car park to the rear.

Measurements

Lounge - 18'6" max x 9'1" max

Kitchen - 11'9" x 5'1"

Bedroom - 12'5" x 8'1"

Bathroom - 7'3" x 6'1"

Anti-money Laundering (AML) and Identification

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.

Agents Note

The seller is prepared to sell the property furnished if a buyer would be interested in the fitting and contents in place.

Council Tax Band - West Suffolk, 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.

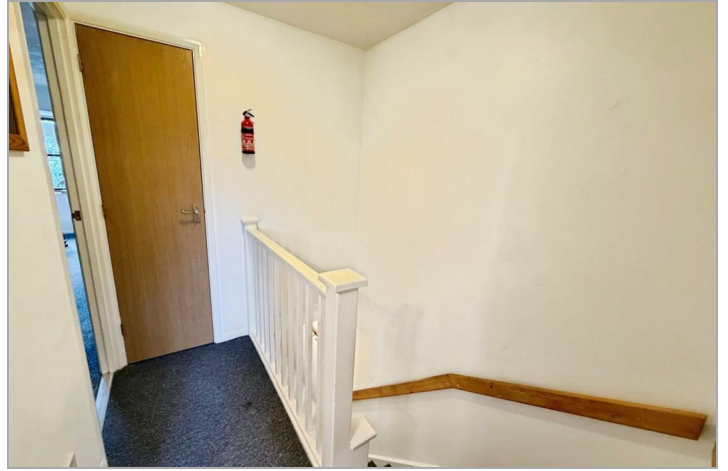
Whilst we intend to make our particulars as accurate as possible, measurements and statements are provided as a general guidance, they are not factual and should not be relied upon. Before ordering any carpets or built in furniture please contact the agent to verify any specific measurements.

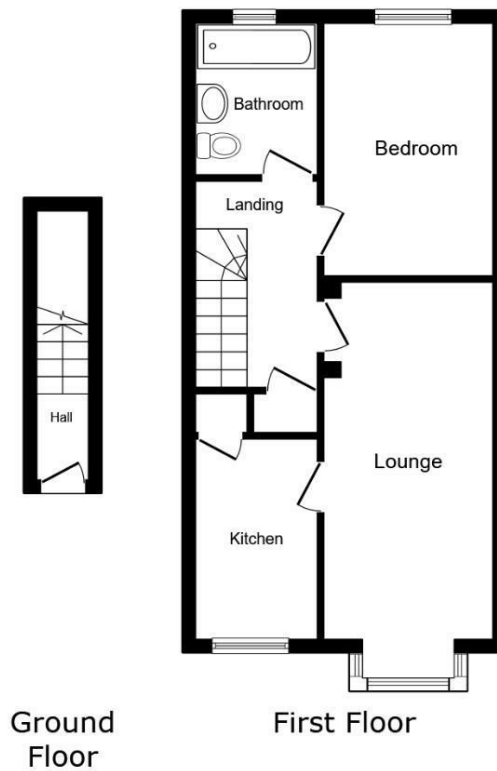
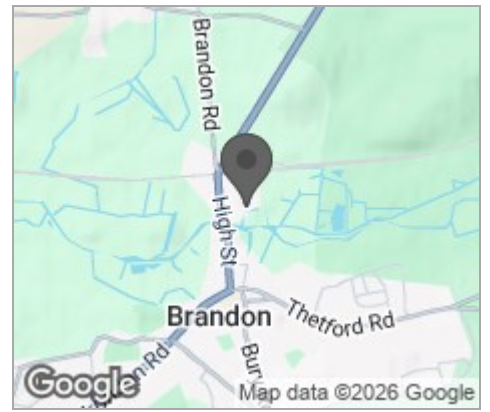
Floor plans are not to scale. They are provided for indication purposes and their accuracy should not be relied upon.

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.

Tel: 01842 818282

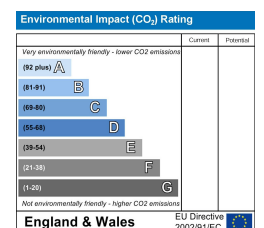
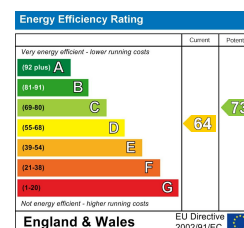




This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

49A HIGH STREET, BRANDON, SUFFOLK, IP27 0AQ

TEL: 01842 818282 EMAIL: INFO@MOLYNEUXESTATEAGENTS.CO.UK WWW.MOLYNEUXESTATEAGENTS.CO.UK