MOLYNEUX
ESTATE AGENTS



Nightingale Road

Brandon, IP27

Guide price £210,000

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Description

Situated within the desirable Birds Estate on the outskirts of Brandon, this detached bungalow on Nightingale Road presents an excellent opportunity for those seeking a comfortable and convenient home. With a guide price of £210,000 to £220,000, this property is perfect for first-time buyers, downsizers, or anyone looking for a peaceful retreat.

The bungalow boasts a welcoming entrance hall that leads into a spacious lounge at the front, providing a lovely space for relaxation and entertaining. The kitchen, located at the rear, is well-equipped and features a door that opens directly out to the generous rear garden. This home comprises two well-proportioned bedrooms, perfect for accommodating family or guests, along with a shower room.

One of the standout features of this property is the ample off-street parking, with a driveway complemented by a garage for additional storage or secure parking. The bungalow is equipped with gas-fired central heating and sealed unit UPVC windows and doors, ensuring warmth and energy efficiency throughout the year.

The generous rear garden offers a space for gardening enthusiasts or those who simply wish to unwind in a private outdoor setting. Additionally, the property's close proximity to Thetford Forest makes it an ideal location for dog walking and enjoying nature.

With no onward chain, this delightful bungalow is ready for you to move in and make it your own. Don't miss the chance to view this lovely home in a sought-after area.

Measurements

Entrance Hall

Lounge - 14' 1" x 11' 11"

Kitchen - 11' 10" x 7' 9" plus door recess

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

Bedroom 2 - 10' 8" x 9' 11"

Shower Room - 6' 9" x 6' 1"

Garage - 23' 10" x 8' 7"

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.

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.





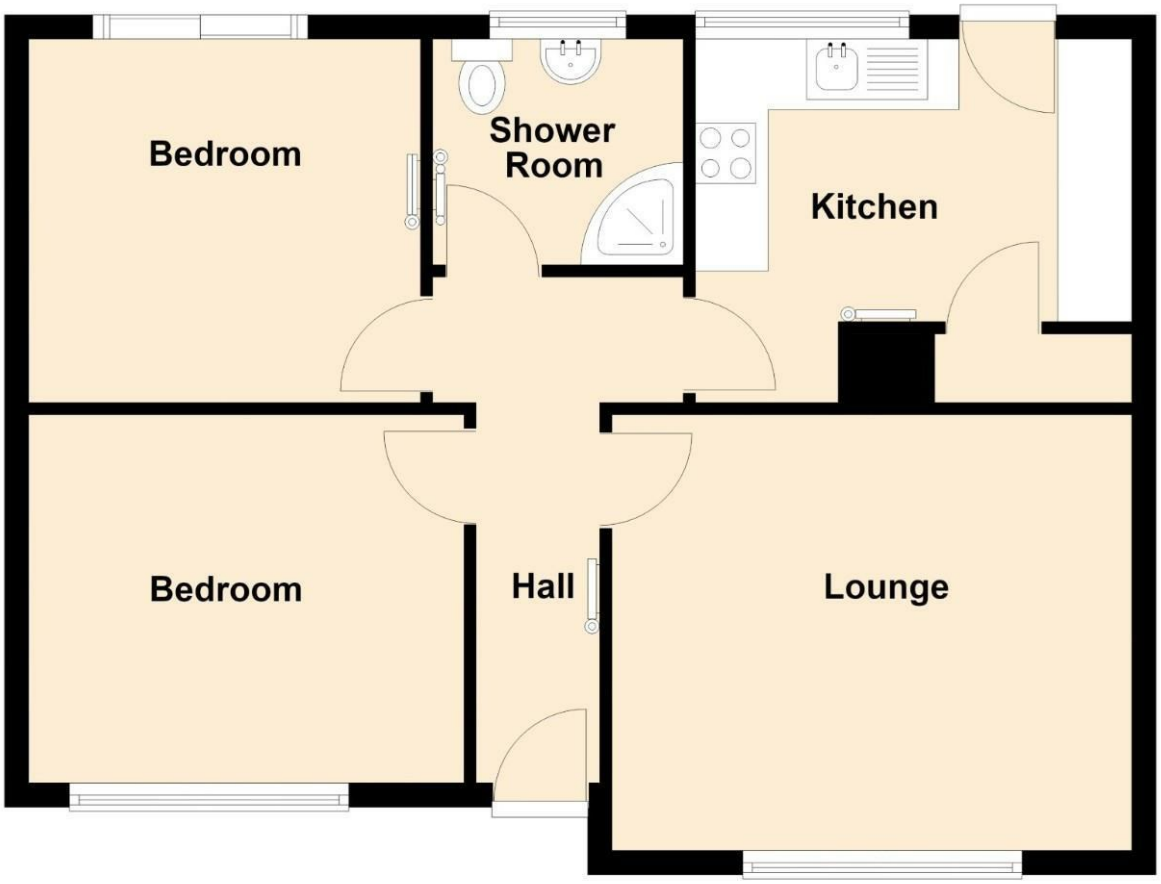






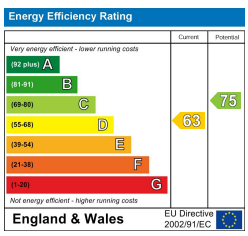


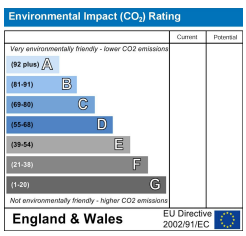




Viewing

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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