



# Hillside

Brandon, IP27

Price £250,000

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## Description

This stunning bungalow occupies a **GENEROUS PLOT** nestled within a popular **CUL DE SAC** on the outskirts of Brandon and has been exceptionally well presented throughout. The property benefits from a gas fired central heating system plus UPVC double glazing throughout.

Upon entering the bungalow you will find a welcoming and spacious entrance hall, which provides ample space to remove coats and shoes, and includes a loft access hatch to the ceiling.

There is an impressive lounge and a kitchen/ dining room which both enjoy dual aspect windows allowing natural light to flood inside, plus two double bedrooms including built in storage cupboards. The internal accommodation is concluded by a contemporary shower room comprising W.C, wash hand basin, heated towel rail and a walk in shower cubicle.

The kitchen offers a range of wall and base level units, integrated washing machine, dishwasher, undercounter fridge and undercounter freezer as well as a recently replaced Hotpoint cooker and electric hob with an extractor hood fitted over. There is also an external door which leads outside to the rear garden.

Outside the bungalow occupies a generous plot which includes a front lawn and driveway off street parking in front of a single garage. There is a side gate providing access to the rear garden which is predominantly laid to lawn with a patio for seating/ entertaining as well as raised, shingled plant borders and a useful timber storage shed. It is also worth noting that the bungalow benefits from personal door access at the rear and a side window.

## Measurements

Lounge - 14'5" max x 11'7" max

Kitchen/ Breakfast Room - 11'6" max x 11'10" max

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

Bedroom - 11'00" x 10'7"

Shower Room - 6'9" x 5'5"

## 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

Council Tax Band - West Suffolk, B.

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.

Tel: 01842 818282

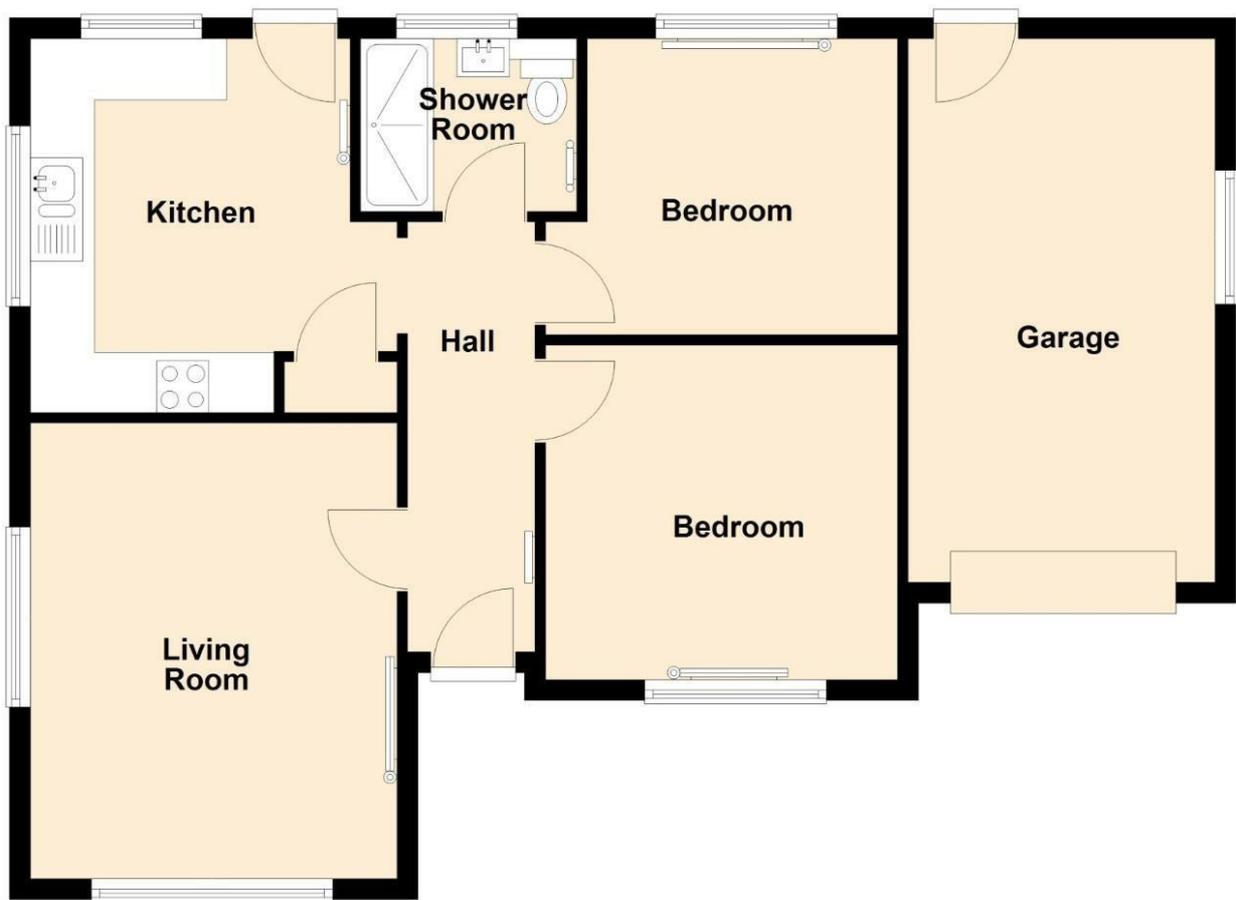
Items shown in photographs are not included unless they are detailed within the sales particulars. They may be available by separate negotiation. Please contact the agent with regards to this.

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



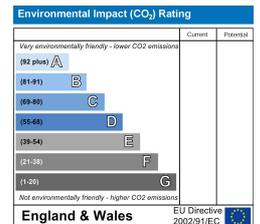
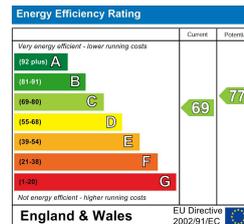


### Ground Floor



### 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.