



## Bracken Rise

Brandon, IP27

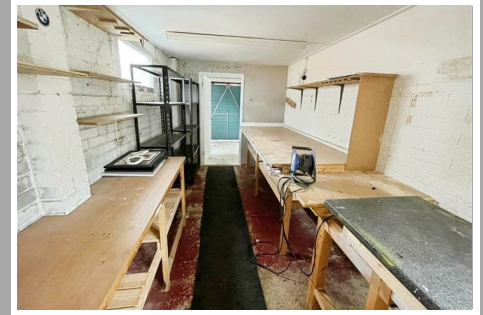
Price £200,000



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## Description

Found in the desirable cul-de-sac of Bracken Rise, in the sought after market town of Brandon, this detached bungalow is offered with NO ONWARD CHAIN. Built in 1975, the property boasts a spacious lounge that welcomes you with its warm and inviting atmosphere, ideal for relaxation and entertaining.

The bungalow features two well-proportioned bedrooms, providing ample space for family or guests. The modern kitchen is thoughtfully designed, making meal preparation a pleasure, while the family bathroom completes the internal accommodation.

For those who appreciate practicality, the garage adjacent to the kitchen serves multiple purposes. The front section is utilised as a utility area, while the workshop behind offers a fantastic space for hobbies or additional storage.

The property benefits from oil-fired central heating, ensuring warmth and comfort throughout the year. The block-paved driveway provides ample off-street parking, making it easy for you and your guests to come and go.

Externally, the enclosed garden, which is laid to patio for easy maintenance, is complemented by steps leading down to a further lawned area, perfect for outdoor activities or simply enjoying the fresh air.

With no onward chain, this bungalow is ready for you to move in and make it your own. This is a wonderful opportunity to acquire a home in a sought-after location, ideal for those seeking a peaceful lifestyle in a vibrant community.

An internal viewing is now available, contact Molyneux Estate Agents to arrange.

01842 818282  
info@molyneuxestateagents.co.uk

## Measurements

Entrance Hall

Lounge - 15' 11" x 14' 5"

Kitchen - 10' 9" x 8' 10"

Bedroom 1 - 12' x 10' 11"

Bedroom 2 - 14' x 8' 10"

Bathroom - 7' x 5' 4"

Council Tax band - 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.

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.

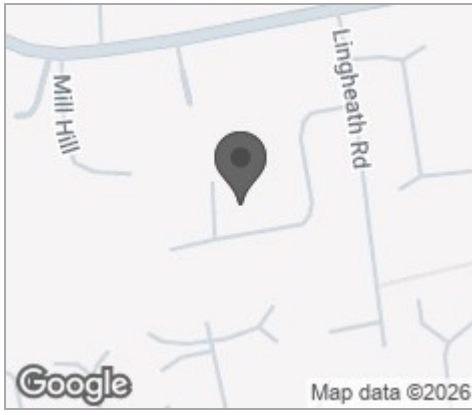
Tel: 01842 818282

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.

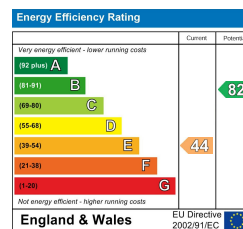
These anti-money laundering checks must be completed before we can send a Memorandum of Sale to solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.





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

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