



Queens Road

Brandon, IP27

Guide price £180,000

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Description

Guide Price £180,000- £190,000.

Located on Queens Road in Brandon, this semi-detached bungalow offers a wonderful opportunity for those seeking a comfortable and convenient home. With no onward chain, this property is ready for immediate occupancy, making it an ideal choice for first-time buyers or those looking to downsize.

One of the standout features of this property is the generous rear garden, which is predominantly laid to lawn and includes a charming garden pond. This outdoor space is perfect for gardening enthusiasts or those with children or pets.

The bungalow features a welcoming entrance hall that leads into a spacious lounge, perfect for relaxation and entertaining. The kitchen, equipped with a modern combi boiler tucked away in a cupboard, provides both functionality and ease of use, with a window overlooking the garden, plus a side external door.

This home boasts two inviting bedrooms, offering ample space for rest and personalisation. The shower room is conveniently located, ensuring practicality for everyday living.

Situated in a market town location in Suffolk, this bungalow benefits from a range of local amenities, including shops, schools, and parks, all within easy reach. The area is well-connected, providing access to nearby towns and cities, making it a convenient base for commuting.

In summary, this vacant semi-detached bungalow on Queens Road presents a fantastic opportunity to acquire a lovely home, found in a desirable location. Whilst in need of modernisation, it boasts a large rear garden, and is offered with no onward chain, making it a property not to be missed.

Contact Molyneux Estate Agents to arrange an internal viewing.

01842 818282

info@molyneuxestateagents.co.uk

Measurements

Entrance Hall

Lounge - 13' 2" max x 10' 9" max

Kitchen - 9' 3" x 9' 2" max

Bedroom 1 - 10' 8" x 10' 7"

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

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

Agents Note

Council Tax Band - A, 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.

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.

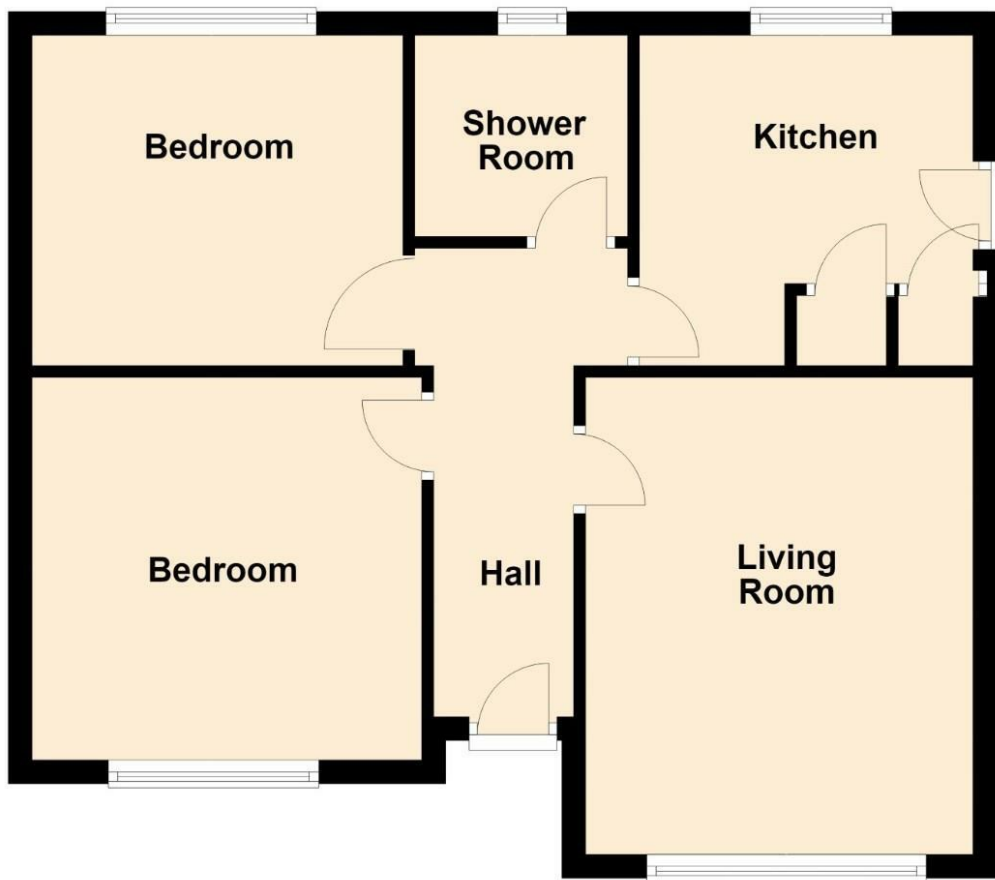
Once an offer is accepted (subject to contract) Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £27+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service.

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.



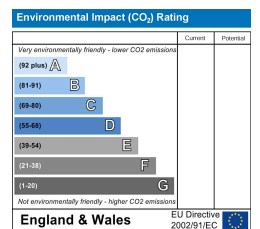
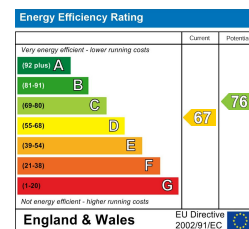


Ground Floor



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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