



Crown Street

Brandon, IP27

Price £240,000



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Description

This detached bungalow enjoys a sought-after cul-de-sac location towards the outskirts of Brandon Market Town and benefits from close proximity to the local Breckland school.

Upon entering the bungalow you will find a welcoming entrance hall with ample space to remove coats and shoes. There is an expansive lounge/ dining room which extends over 22ft and features a window to the front as well as a feature gas fireplace and door leading into the fully fitted kitchen.

The kitchen offers a range of wall and base level units, 1.5 bowl sink and drainer, useful pantry storage cupboard plus ample space for a washing machine, fridge, freezer and cooker. There is also a door which leads outside to the rear garden.

The bungalow enjoys two double bedrooms, one to the front of the bungalow and a second bedroom overlooking the rear garden, whilst the internal accommodation is concluded by the family bathroom comprising W.C, wash hand basin, heated towel rail and a bath with an electric shower fitted over.

Outside the property enjoys ample off street parking upon a block paved driveway which is located immediately in front of the single garage. There is a side access gate leading into the generous sized rear garden which is predominantly laid to lawn and includes a patio for seating/ entertaining as well as a small garden pond.

Measurements

Lounge/ Dining Room - 22'9" x 11'7"

Kitchen - 11'6" x 11'4"

Bedroom - 11'8" x 11'4"

Bedroom - 11'00" x 9'4" plus door recess

Family Bathroom - 7'9" x 5'00"

Agents Note

Council Tax Band - West Suffolk, C.

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.

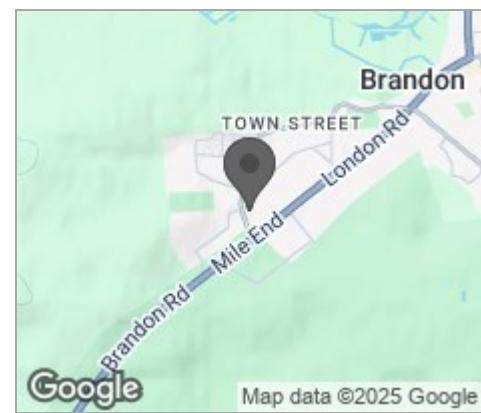
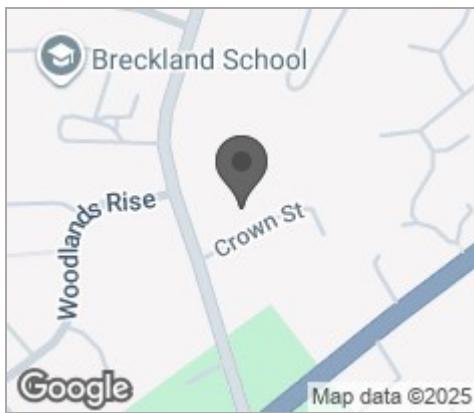
Whilst we intend to make our particulars as accurate as possible, measurements and statements are provided as a general guidance, they are not factual and should not be relied upon. Before ordering any carpets or built in furniture please contact the agent to verify any specific measurements.

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.





Viewing

Please contact our Brandon Office on 01842 818282 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(70-80)	C		
(55-68)	D		
(39-54)	E	67	75
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	

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.

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

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