



# Heron Avenue

Brandon, IP27

Price £260,000

 3  1  1  D



# Heron Avenue

Brandon, IP27

Price £260,000



## Description

This well-presented three bedroom detached bungalow enjoys a popular cul-de-sac location towards the outskirts of Brandon and benefits from a garage and driveway as well as a gas fired central heating system.

The bungalow offers a front door, plus a door to the side which allows access into the kitchen from the driveway. The kitchen is fully fitted with a range of wall and base level units, stainless steel sink and drainer, ample space for appliances as well as a pantry storage cupboard which is also home to the electrical fuse board.

There is a small entrance porch at the front of the bungalow and a generous lounge overlooking the front garden which has been shingled for ease of maintenance. The inner hallway includes a loft access hatch, airing cupboard housing the gas boiler, and a useful storage cupboard and leads to three bedrooms at the rear of the property. The main bedroom includes built in wardrobes whilst the second bedroom enjoys French doors overlooking the rear garden.

The internal accommodation is concluded by a family bathroom comprising W.C, wash hand basin and shower cubicle plus a separate W.C which also includes a wash hand basin.

Outside the property includes front and rear gardens as well as a generous block paved driveway providing ample off street parking in front of a garage.

## Measurements

Entrance Hall - 4'11" x 3'1"

Kitchen - 11'2" x 11'1"

Lounge - 15'8" max x 13'7" max

Bedroom - 13'5" x 10'00"

Bedroom - 10'1" x 8'9"

Bedroom - 10'1" x 7'9"

Family Bathroom - 7'3" max x 5'5" max

## 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, 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.

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.





### 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		Current	Potential
Very energy efficient - lower running costs	A		
(92-104)	B		
(81-91)	C		
(69-80)	D		
(55-68)	E		
(39-54)	F		
(21-38)	G		
Not energy efficient - higher running costs			
		81	57
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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.

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

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