



# The Paddocks

Brandon, IP27

Price £250,000

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## Description

This spacious, detached bungalow is available with no onward chain and conveniently located on the outskirts of Brandon, with close proximity to the picturesque Thetford Forest.

Upon entering the property you will find a welcoming entrance hall, which includes the loft access hatch as well as a cupboard housing a gas fired central heating boiler.

There is a lounge overlooking the rear garden, four well proportioned bedrooms and a fully fitted kitchen which offers a range of wall and base level units, cooker with electric hob and extractor hood over, stainless steel sink and drainer, plus ample space for appliances and a door leading outside to the rear garden.

The internal accommodation is concluded by a family bathroom comprising a wash hand basin and bath with shower attachment over plus separate W.C.

Outside, there is a front garden which is enclosed by conifer trees and mainly laid to lawn with concrete steps leading to the front door. There is access either side of the bungalow into the rear garden which comprises a combination of shingle and patio and includes a gate providing rear access, plus a timber garage, which has a concrete base, and power and light connected, with double doors to front and a personal rear door to the garden.

## Measurements

Lounge - 12'10" x 12'9"

Kitchen - 11'10" max x 9'11" max

Bedroom - 12'11" x 12'00"

Bedroom - 11'11" x 9'00" plus entrance recess

Bedroom - 12'10" x 8'10"

Bedroom - 9'9" x 9'1"

Family Bathroom - 5'6" x 5'4"

W.C - 5'5" x 2'9"

## 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	(92 plus) <b>A</b>		
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		72	79
		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	(92 plus) <b>A</b>		
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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.

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