



Firs Way

Brandon, IP27

Price £250,000

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Description

This DECEPTIVELY SPACIOUS bungalow is available with NO ONWARD CHAIN and located within close proximity to the picturesque Brandon Country Park as well as walking distance of Tesco supermarket.

Internally the bungalow benefits from a lounge with feature fireplace in addition to a CONSERVATORY offering patio doors to the rear garden. There is a fully fitted kitchen which enjoys a range of wall and base level units, INTEGRATED cooker with gas hob and extractor hood over, space for a dishwasher, undercounter fridge and fridge/ freezer as well as a door leading into the single GARAGE.

There are a further three bedrooms, two of which include BUILT IN wardrobes, in addition to a FAMILY BATHROOM comprising W.C, wash hand basin and bath with shower over.

Outside the property benefits from a gravelled driveway which provides OFF STREET PARKING for two cars that can park side by side, in front of a single GARAGE. There is side gate access into the fully enclosed rear garden which is a generous size, laid to lawn plus a patio area ideal for dining and entertaining.

Measurements

Lounge - 17'11" x 10'11"

Conservatory - 11'04" x 10'00"

Sitting Room - 10'10" x 10'02"

Kitchen - 17'06" x 7'03"

Bedroom - 12'11" max x 10'11" max

Bedroom - 9'07" max x 9'01" max

Bedroom - 9'07" x 6'10"

Family Bathroom - 10'01" x 5'02"

Agents Note

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.

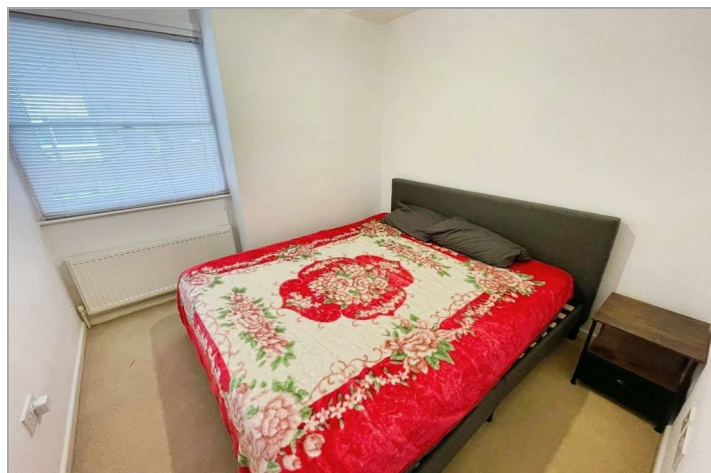
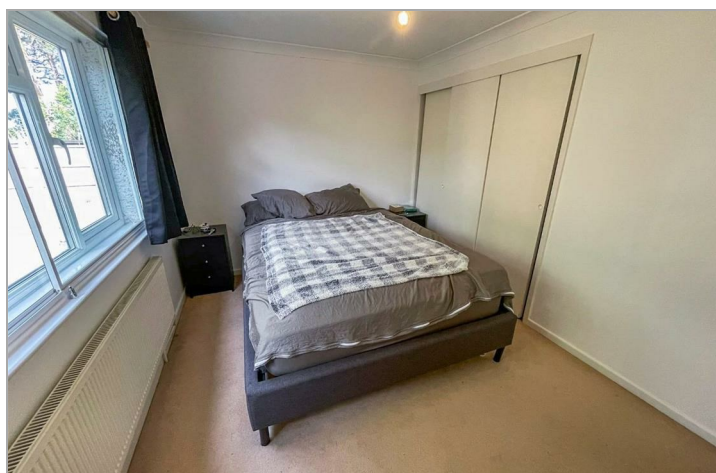
The Buyer is advised to obtain verification of the tenure from their Solicitor. The agent has not reviewed the title documents for this property.

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.

Tel: 01842 818282

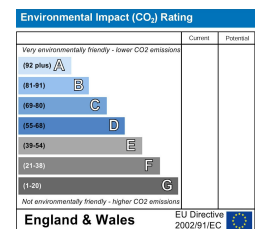
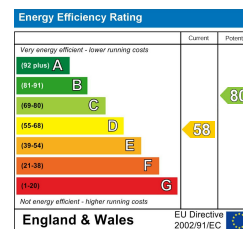
These anti-money laundering checks must be completed before we can send a Memorandum of Sale to solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.





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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