

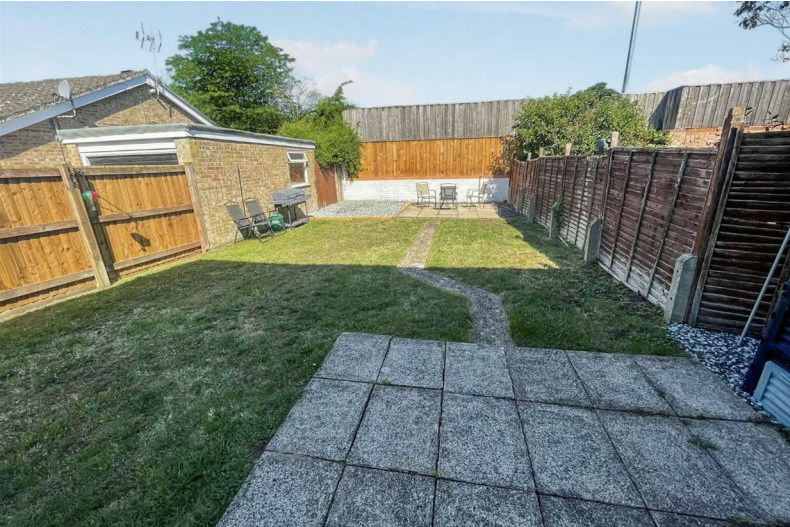


Rowan Drive

Brandon, IP27

Price £210,000

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Description

Found in the desirable Rowan Drive, Brandon, this attractive end terrace home presents an excellent opportunity for both first-time buyers and those seeking a comfortable residence. The property boasts a welcoming entrance porch that leads into a spacious lounge/diner, perfect for entertaining or relaxing with family. The well-appointed kitchen is found at the rear of the home with a door opening to the rear garden.

Upstairs, the landing opens to two generously sized bedrooms, ideal for restful nights, along with a family bathroom that caters to all your needs. The home is equipped with gas-fired central heating and sealed unit UPVC windows and doors, ensuring warmth and energy efficiency throughout the year.

One of the standout features of this property is the ample parking available, by way of a garage and a driveway. The generous rear garden offers a delightful outdoor space, perfect for gardening enthusiasts or for enjoying sunny afternoons with friends and family.

Situated in a sought-after location, this home is conveniently close to Tesco supermarket, making daily errands a breeze. Additionally, the nearby Brandon Country Park provides a picturesque setting for dog walking and leisurely strolls, enhancing the appeal of this lovely neighbourhood.

Offered with no onward chain, this property is ready for you to move in and make it your own. Internal viewing is highly recommended to fully appreciate this wonderful home.

Measurements

Entrance Porch

Lounge/ Diner - 13' 11" x 10' 4"

Kitchen - 12' 11" x 7' 11"

Stairs to first floor landing

Bedroom 1 - 10' 3" plus wardrobe x 9' 11" plus alcove

Bedroom 2 - 10' 2" x 6' 9"

Bathroom - 6' 4" x 5' 10"

Council Tax band - A

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.

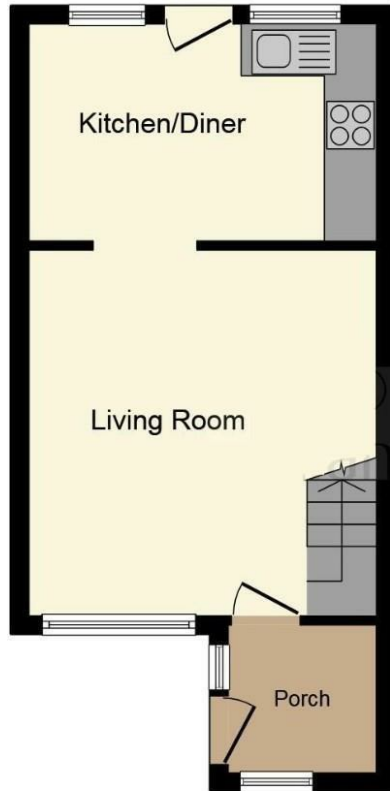
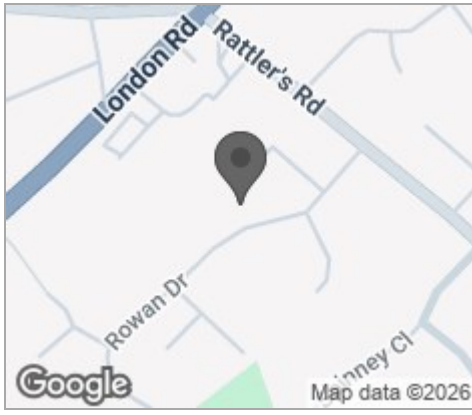
We are supervised by HMRC and, as such, have an obligation under anti-money laundering regulations to conduct anti-money laundering checks on all potential buyers and sellers. We have partnered with Coadjute who will securely manage these checks on our behalf.

Tel: 01842 818282

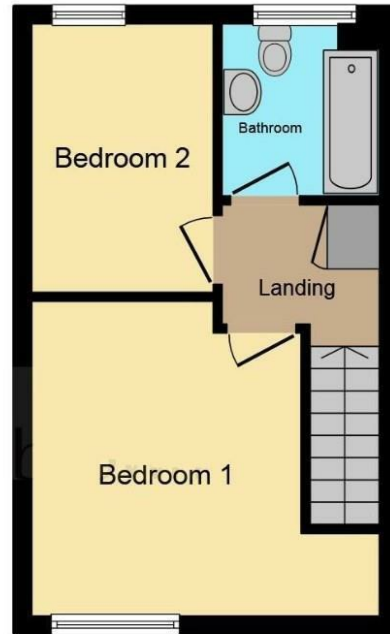
Once an offer is accepted (subject to contract) Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £27+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service.

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



First Floor

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	(92 plus) A		
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ 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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