



Swallow Drive

Brandon, IP27

Price £210,000

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Description

Found in the sought after location of Swallow Drive, Brandon, this extended semi-detached bungalow is offered with NO ONWARD CHAIN.

The bungalow boasts two reception rooms in the form of the lounge at the front of the home, and a conservatory added to the kitchen at the rear of the property, plus two bedrooms, including a spacious master bedroom that has been extended to the rear, providing ample space for rest and relaxation.

The family bathroom is also generously sized thanks to the rear extension, and is equipped with both a bath and a shower, catering to all your bathing needs. Upon entering, you are welcomed by an entrance hall that has a built in cupboard housing the gas fired boiler, as well as a ceiling hatch for access in to the loft space. The kitchen, located at the rear, is complemented by the lovely conservatory that opens up to the rear garden, creating a seamless flow between indoor and outdoor living.

The rear garden is predominantly laid to lawn, providing a perfect space for outdoor activities or simply enjoying the fresh air. A timber shed offers additional storage, while the front garden is shingled, featuring a convenient walkway leading to the front entrance. The concrete driveway adjacent to the bungalow allows for off-street parking for three vehicles, ensuring that parking is never a concern.

This property benefits from mains gas fired central heating and sealed unit UPVC windows and doors, enhancing energy efficiency and comfort. With no onward chain, this bungalow is ready for you to move in and make it your own.

For those interested in viewing this delightful home, please contact Molyneux Estate Agents.

01842 818282

info@molyneuxestateagents.co.uk

Measurements

Entrance Hall

Lounge - 15' 10" x 11' max

Kitchen - 8' 10" x 8' 10" plus door recess

Conservatory - 13' 1" x 8' 10"

Bedroom 1 - 20' 6" x 9' 10" max

Bedroom 2 - 9' 1" x 8' 112

Bathroom - 17' x 4' 9"

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.

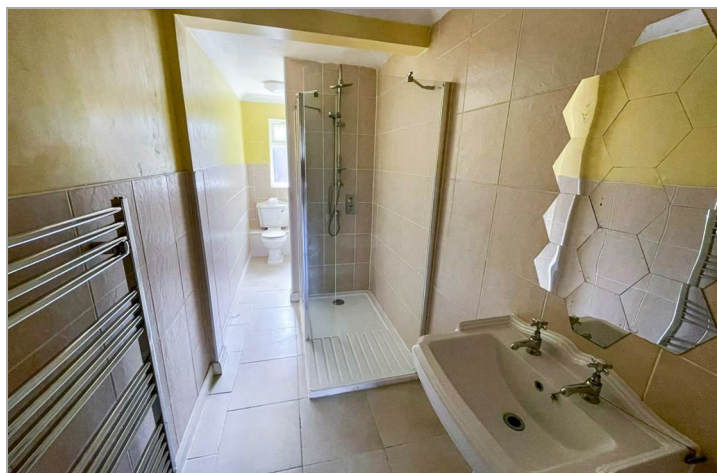
Tel: 01842 818282

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.

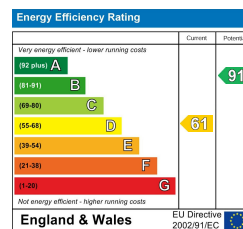
These anti-money laundering checks must be completed before we can send a Memorandum of Sale to solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.





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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