



Mounts Pit Lane

Brandon, IP27

Price £260,000



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Description

This superb detached home is available with NO ONWARD CHAIN and is offered to the market in excellent condition throughout which would be READY TO MOVE INTO!

Downstairs the house comprises a spacious and welcoming entrance hall which provides ample space to remove coats and shoes as well as a useful understairs storage cupboard, cloakroom W.C with wash hand basin and stairs leading to the first floor landing. There is a lounge with French doors overlooking the rear garden, a DINING ROOM/ study and a fully fitted kitchen which offers a range of wall and base level units, stainless steel sink and drainer, INTEGRATED cooker with gas hob and extractor hood fitted over, wall mounted gas boiler as well as ample space for a freestanding fridge freezer, washing machine and tumble drier. The seller is also happy for the freestanding appliances to be included within the sale of the house.

Upstairs the first floor landing includes a loft access hatch and useful storage cupboard, THREE BEDROOMS and a FAMILY BATHROOM. There is an EN SUITE shower room to the master bedroom as well as BUILT IN WARDROBES, whilst the bathroom includes a W.C, wash hand basin and bath.

Outside, the house benefits from driveway off street parking in front of a GARAGE with up and over front door. There is a side access gate leading into a fully enclosed rear garden which has been predominantly laid to lawn, for ease of maintenance, with a small patio area.

Measurements

Entrance Hall - 11'9" max x 7'2" max

Cloakroom W.C - 7'7" max x 2'11" max

Lounge - 16'3" max x 11'9" max

Dining Room - 11'5" x 8'00"

Kitchen - 12'00" x 8'00"

Bedroom - 12'11" max x 11'3" max

En Suite - 6'9" max x 6'00" max

Bedroom - 13'00" x 8'9"

Bedroom - 10'1" x 7'3"

Family Bathroom - 7'2" max x 6'5" max

Agents Note

There is a management charge, £286 per annum, which is payable to Remus Management.

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.

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.

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