



The Paddocks

, IP27

Price £220,000

 2  1  1  C



The Paddocks

, Brandon, IP27

Price £220,000



Description

Molyneux Estate Agents are pleased to offer this attractive semi-detached bungalow found in the market town of Brandon in Suffolk. The property boasts sealed unit UPVC windows and external doors, gas fired central heating, and low maintenance gardens front and rear. There is a garage and driveway for off street parking, and the property is offered with no onward chain!

The internal accommodation comprises the lounge/ diner and kitchen, plus an inner hall opening to the two double bedrooms and the shower room. There are porch's on both the front and side of the home for access.

The lounge/ diner and kitchen both have windows to the front aspect, which is an attractive green area, whilst the two bedrooms have windows looking over the rear garden. The kitchen includes a range of wall and base units with worktop over, as well as a built in oven, inset hob with extractor above and inset stainless steel sink and drainer. There is further space for a washing machine tumble dryer and fridge. The shower room completes the accommodation, comprising the shower cubicle, W.C, and wash hand basin, with a frosted window to the side aspect..

The front garden is laid to shingle, whilst the rear garden is part shingled and part block paved, both offering low maintenance. The rear garden includes both a timber shed and Summer House, as well as having a personal door in to the garage. The garage is brick built with a flat roof, has power and light connected, and an electric roller front door.

An internal viewing is now available and comes highly recommended. Contact Molyneux Estate Agents to arrange.

Measurements

Entrance Porch

Lounge - 17' 6" x 11' 11"

Kitchen - 12' 11" x 7' 10"

Inner Hall

Bedroom 1 - 14' 11" x 8' 8"

Bedroom 2 - 11' 11" x 10' 6"

Shower Room - 7' 9" x 5' 4"

Garage - 16' 9" x 8' 7"

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.

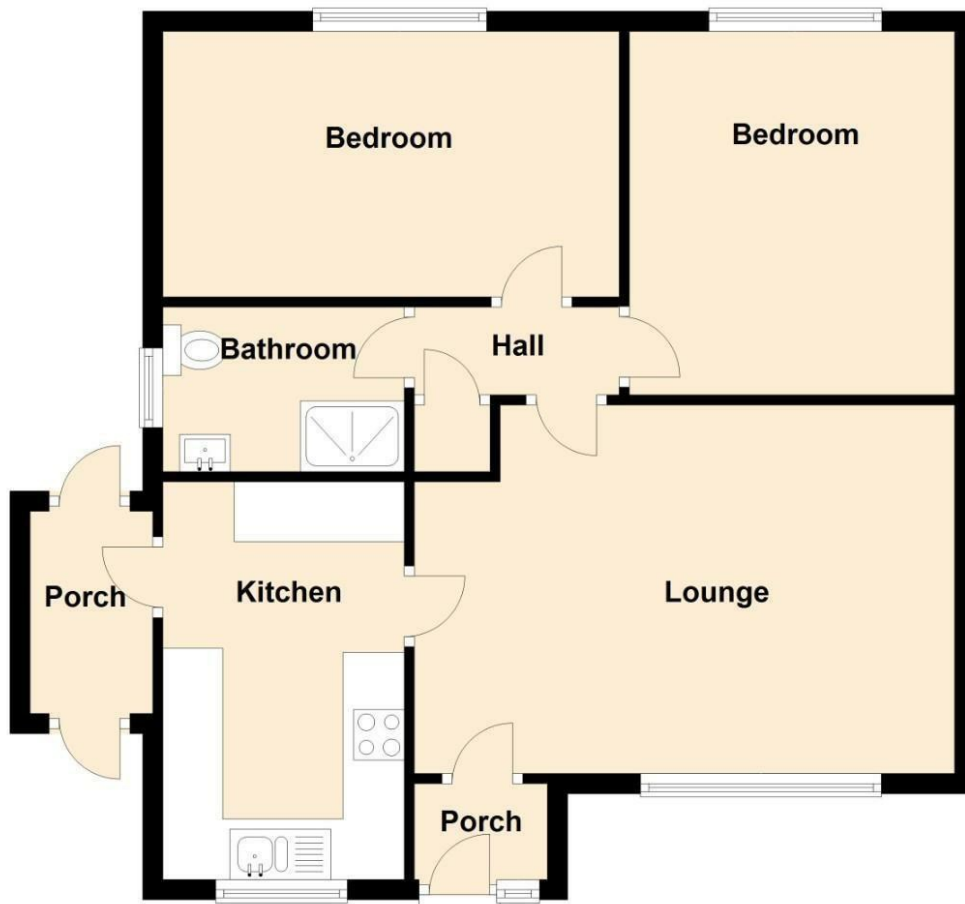
The Buyer is advised to obtain verification of the tenure from their Solicitor. The agent has not reviewed the title documents for this property.

Tel: 01842 818282





Ground Floor



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		88
(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.

49A HIGH STREET, BRANDON, SUFFOLK, IP27 0AQ

TEL: 01842 818282 EMAIL: INFO@MOLYNEUXESTATEAGENTS.CO.UK WWW.MOLYNEUXESTATEAGENTS.CO.UK