



Warren Close

Brandon, IP27

Guide price £170,000

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Description

Located in Warren Close, Brandon, this spacious mid-terrace house offers an ideal blend of comfort and convenience. With its prime location, you will find yourself just a stone's throw away from the town's market square and a variety of high street amenities, making daily errands and leisure activities easily accessible.

Upon entering, you are greeted by a welcoming porch that features a practical cloakroom and a storage cupboard, perfect for keeping your home tidy. The heart of the home is the well-designed kitchen/diner, which flows seamlessly into a cosy lounge at the rear. This inviting space opens up to the enclosed back garden, ideal for enjoying the outdoors. The garden boasts a patio area, an artificial lawn for low maintenance, and a brick store, along with a back gate for added convenience.

Venturing upstairs, you will find a spacious landing that provides additional storage, along with three comfortable bedrooms that offer ample space for relaxation. The family bathroom is also located on this level, ensuring that all your needs are met.

The property benefits from sealed unit UPVC windows and doors, ensuring energy efficiency and security, as well as gas-fired central heating to keep you warm during the cooler months.

An internal viewing is now available, contact Molyneux Estate Agents to arrange.

Measurements

Entrance Hall & Cloakroom

Kitchen/ Diner - 15' 11" x 11' 4"

Lounge - 15' 11" x 12' 2"

Stairs to first floor landing

Bedroom 1 - 11' 5" plus alcove x 10' 6"

Bedroom 2 - 12' 1" x 8' 6" plus door recess

Bedroom 3 - 9' 2" x 7' 2"

Bathroom - 8' 5" x 5' 2"

Agents Note

Council Tax Band - A, West Suffolk

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.

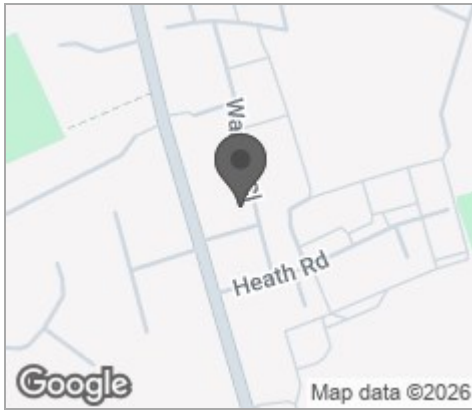
Tel: 01842 818282

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.

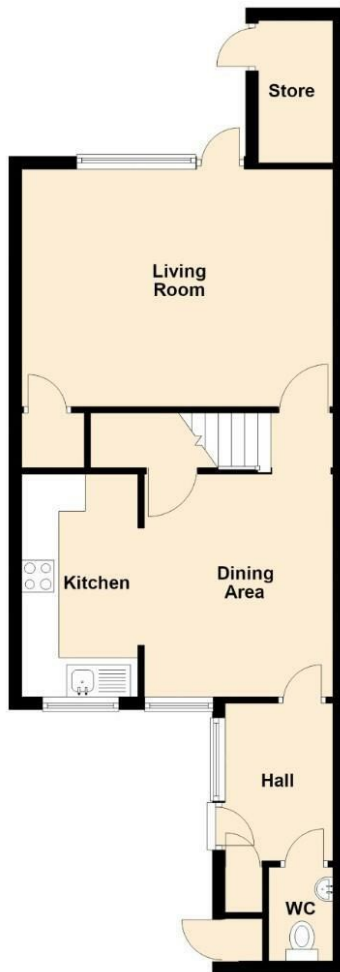
Once an offer is accepted (subject to contract) Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £27+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service.

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.

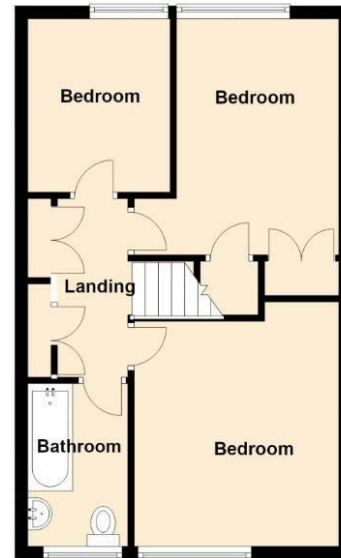




Ground Floor

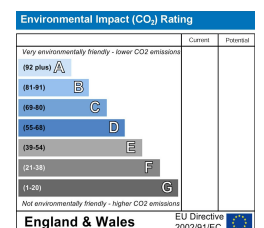
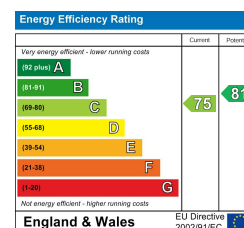


First Floor



Viewing

Please contact our Brandon Office on 01842 818282 if you wish to arrange a viewing appointment for this property or require further information.



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