



Swallow Drive

Brandon, IP27

Guide price £220,000



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Description

Guide Price £220,000 - £230,000. This DETACHED BUNGALOW enjoys a SOUGHT AFTER LOCATION within the popular 'Birds Estate' and enjoys CLOSE PROXIMITY to the picturesque Thetford Forest, ideal for dog walkers, joggers and cyclists too.

Upon entering the bungalow you will find a welcoming entrance hall which includes a useful storage cupboard as well as loft access hatch. There is a lounge at the front of the bungalow and a conservatory at the rear, two double bedrooms, family bathroom and a fully fitted kitchen/ breakfast room which offers a range of wall and base level units, stainless steel sink, space for a washing machine, fridge freezer and cooker with an extractor hood fitted over as well as a wall mounted boiler serving a gas fired central heating system.

The bathroom comprises W.C, wash hand basin and a bath with shower attachment over.

Outside the bungalow enjoys a generous driveway providing ample off street parking as well as a front garden which is laid to shingle for ease of maintenance. There is a side access gate leading into the rear garden which is predominantly laid to lawn and includes a patio as well as personal door access into the garage.

Measurements

Lounge - 13'5" x 11'4"

Kitchen/ Breakfast Room - 11'11" max x 11'4" max

Conservatory - 8'6" x 8'2"

Bedroom - 11'2" x 10'9"

Bedroom - 11'2"max x 9'5" max

Family Bathroom - 6'8" x 5'6"

Agents Note

Council Tax Band - West Suffolk, 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.

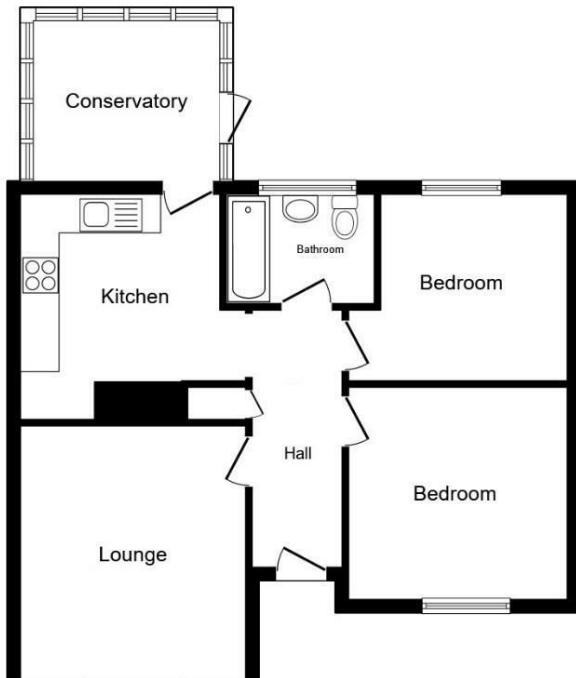
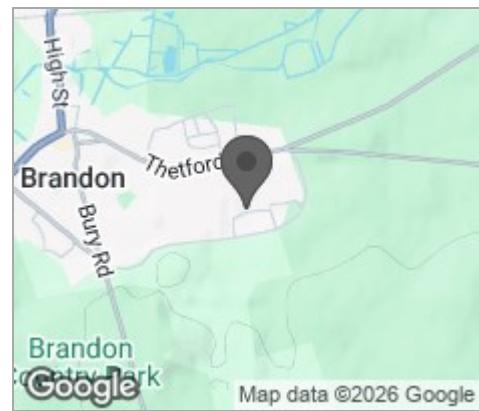
Whilst we intend to make our particulars as accurate as possible, measurements and statements are provided as a general guidance, they are not factual and should not be relied upon. Before ordering any carpets or built in furniture please contact the agent to verify any specific measurements.

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.





Floor Plan

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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		
(70-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
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			
EU Directive 2002/91/EC			
England & Wales			

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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