



Coronation Place

Brandon, IP27

Price £250,000

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Description

Located in Coronation Place, within the market town of Brandon, in Suffolk, is this established, semi-detached house. The property boasts a MUST SEE rear garden which has been thoughtfully landscaped to create a perfect space to relax or entertain, as well as low maintenance throughout the year.

The ground floor comprises an open-plan kitchen and dining area to the rear, with a door opening to the generous rear garden, making it an excellent space for entertaining or enjoying family meals. The cosy lounge at the front of the house provides a warm and welcoming atmosphere, perfect for relaxing after a long day.

The property boasts modern conveniences, including gas-fired central heating and sealed unit UPVC windows and doors, ensuring warmth and energy efficiency throughout the year. The ground floor features a stylish shower room with underfloor heating, and adjoining W.C, adding to the practicality, whilst upstairs there are three well proportioned bedrooms, with the master enjoying fitted wardrobes.

One of the standout features of this property is the stunning rear garden, which is a true oasis. Laid with decking and artificial lawn, it is both low-maintenance and visually appealing. The garden is enhanced by an attractive pond, a pergola with lights, and a bar area, making it an ideal spot for summer gatherings or quiet evenings outdoors. Additionally, a large timber shed provides ample storage for gardening tools and equipment.

Parking is a breeze with space for up to four vehicles at the front of the property, making it convenient for families or guests.

This established home, with its generous outdoor space and modern amenities, is a must-see for anyone looking to settle in a lovely community.

Don't miss the opportunity to make this house your new home.

Measurements

Entrance Hall

Lounge - 12' 7" max x 11' 7"

Diner - 10' 4" x 7' 2"

Kitchen - 16' 7" x 5' 8"

Shower Room - 7' 2" x 6'

Stairs to first floor landing

Bedroom 1 - 11' plus wardrobes x 10' 5"

Bedroom 2 - 10' 9" x 8' 7"

Bedroom 3 - 8' 2" x 7' 8"

Council tax band - A

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.

Tel: 01842 818282

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.

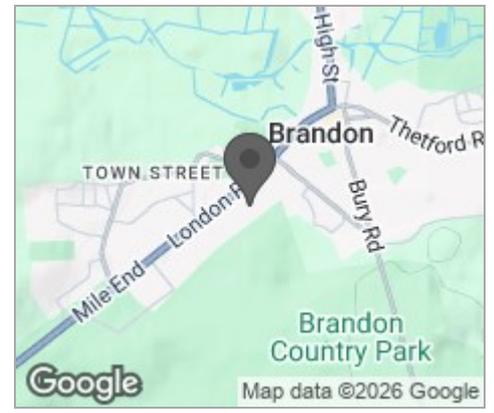
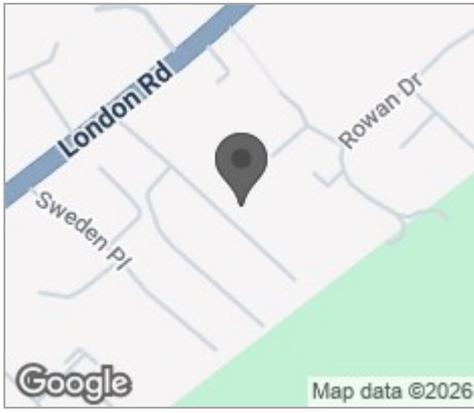
Before ordering any carpets or built in furniture please contact the agent to verify any specific measurements.

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.

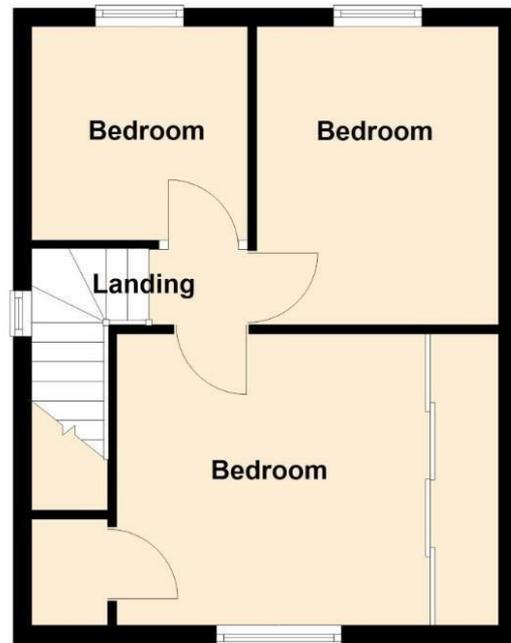




Ground Floor

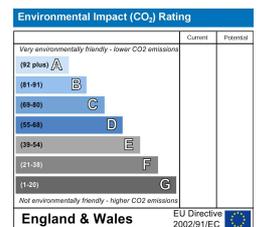
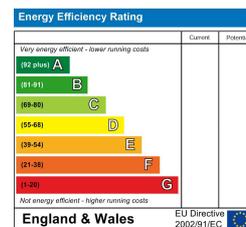


First Floor



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.

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