



Bluebell Walk

Brandon, IP27

Price £200,000



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Description

Located within a cul-de-sac position in Bluebell Walk, Brandon, this modern end-terrace home would make an ideal first home or investment purchase. Built in circa 1992, this property is connected to all mains services, and is ideal for those seeking a low-maintenance lifestyle.

Upon entering, you are greeted by a welcoming entrance porch that leads into a spacious lounge, providing a warm and inviting atmosphere for relaxation or entertaining guests. The lounge seamlessly connects to a well-appointed kitchen at the rear, making it a practical space for culinary enthusiasts.

The first floor features a thoughtfully designed landing that opens to two generously sized bedrooms, perfect for a small family or as guest rooms. The family bathroom is conveniently located between the bedrooms, ensuring ease of access for all.

One of the standout features of this property is the generous rear garden, which has been designed for low maintenance. It boasts a combination of artificial lawn, patio, and decking, creating an ideal outdoor space for enjoying sunny days or hosting gatherings with friends and family.

Additional benefits include gas-fired central heating, sealed unit UPVC windows and doors, and the convenience of a garage that has been partially converted to the rear, along with a driveway at the front for off-road parking.

With no onward chain, this modern home is ready for you to move in and make it your own. Whether you are a first-time buyer or looking to downsize, this property in a sought-after market town location is not to be missed.

To arrange a viewing contact Molyneux Estate Agents of Brandon

01842 818282

info@molyneuxestateagents.co.uk

Measurements

Entrance Porch

Lounge - 14'3" plus door recess x 12'

Kitchen - 12' x 6' 10"

Stairs to first floor landing

Bedroom 1 - 12' x 8' 7"

Bathroom - 7' 9" x 4' 9"

Bedroom 2 - 12' x 6' 11"

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.

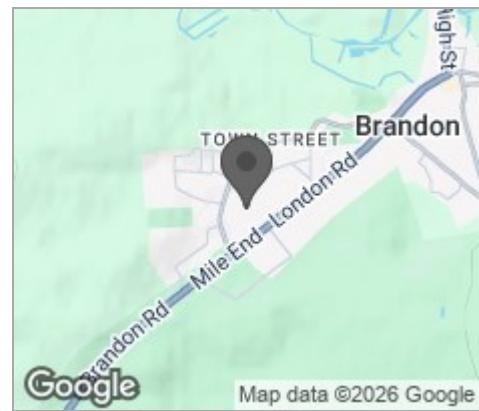
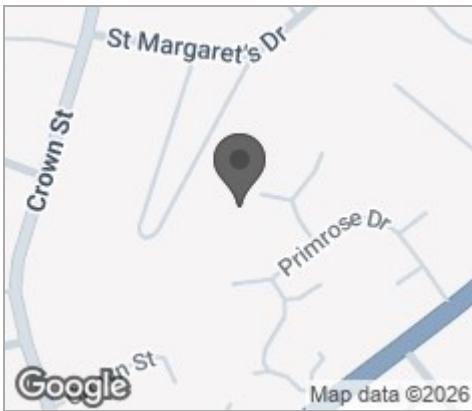
Floor plans are not to scale. They are provided for indication purposes and their accuracy should not be relied upon.

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.

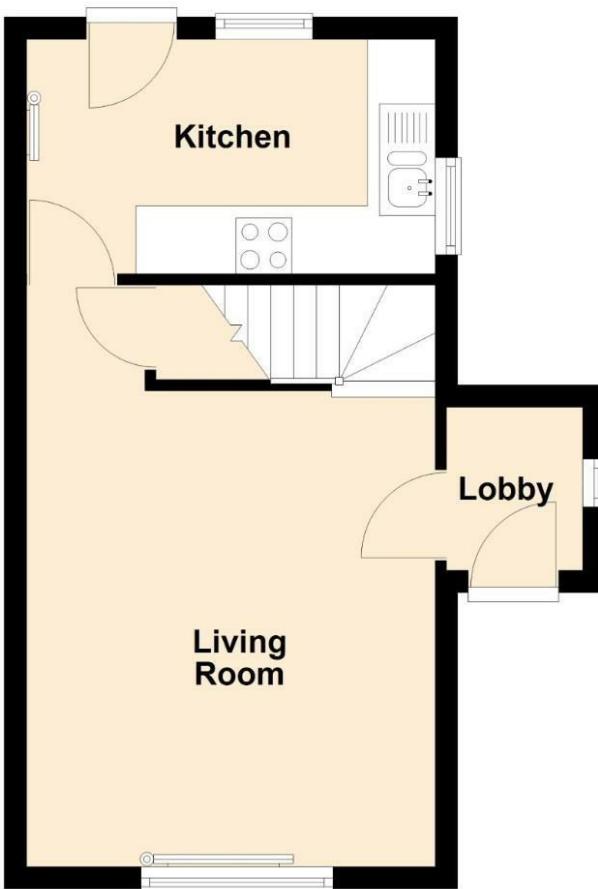
Tel: 01842 818282

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.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(F2 plus)	A	(F2 plus)	A
(G1-91)	B	(G1-91)	B
(F9-60)	C	(F9-60)	C
(D5-68)	D	(D5-68)	D
(D9-54)	E	(D9-54)	E
(D1-38)	F	(D1-38)	F
(T1-20)	G	(T1-20)	G
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		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.