



# Bracken Rise

Brandon, IP27

Price £230,000

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## Description

Situated in the desirable cul-de-sac of Bracken Rise, this detached bungalow in the market town of Brandon, Suffolk, presents an excellent opportunity for those seeking a comfortable and convenient home. The property boasts three well-proportioned bedrooms, making it ideal for families or those wishing to downsize without compromising on space.

The modern family bathroom is thoughtfully designed, featuring both a bath and a shower, catering to all your bathing needs. The bungalow benefits from gas-fired central heating and sealed unit UPVC windows, ensuring warmth and energy efficiency throughout the year.

A standout feature of this property is the garage, equipped with an electric remote control up-and-over door, power, and light. Additionally, it includes an inspection pit and a personal door leading to the garden, providing both functionality and ease of access.

The exterior of the bungalow is equally appealing, with lawned gardens at both the front and rear, offering an outdoor space for relaxation or entertaining. The block-paved driveway accommodates parking for up to three vehicles in front of the garage, ensuring ample space for family and guests.

This delightful bungalow is offered for sale with no onward chain, making it an attractive proposition for prospective buyers. With its prime location and thoughtful features, this property is not to be missed.

## Measurements

Entrance Porch

Lounge - 16' 9" x 13' 5" max

Kitchen/ Breakfast Room - 11' 4" x 10' 1"

Inner Hall

Bedroom 1 - 13' 5" x 9' 11"

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

Bedroom 3 - 10' 1" x 8'

Bathroom - 9' 11" max x 6' 10"

Garage

Council Tax band - C

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.

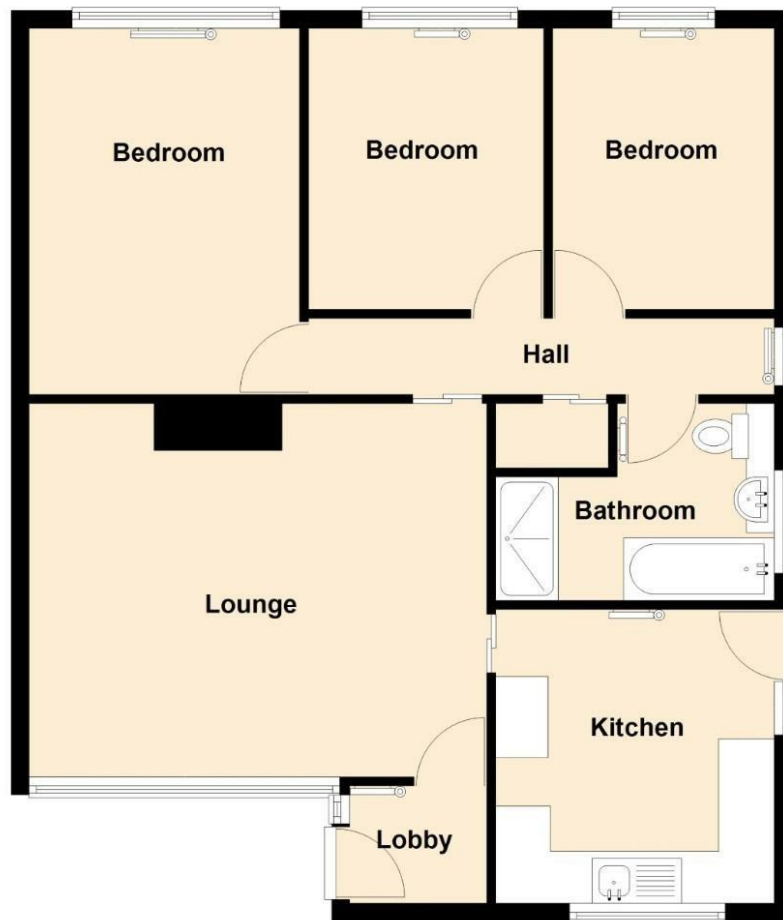
Tel: 01842 818282







## 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		
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.

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