



Seymour Avenue  
, IP27

Price £200,000

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# Seymour Avenue

, Brandon, IP27

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## Description

Molyneux Estate Agents are excited to offer this superbly presented terraced home, found within a sought after cul de sac position, in the market town of Brandon. The house has sealed unit UPVC windows throughout, as well as a mains gas fired central heating system.

The front of the home has been shingled and leads to the unmissable pink front door. The internal accommodation is accessed via a welcoming entrance hall, where there is a useful built in storage cupboard, ideal for coats and shoes. The lounge is found at the front of the home and has stairs leading up to the first floor landing.

The kitchen/ diner is to the rear and includes a range of fitted wall and base units with worktop over. There is a built in cooker plus gas hobs with an extractor fitted above, as well as space for a washing machine, tumble dryer and fridge-freezer. The inset sink and drainer has a window above to the rear aspect, whilst the kitchen also boasts a large walk in cupboard making use of the space 'under the stairs'.

The kitchen opens to the added conservatory, which is of brick and UPVC construction. The conservatory offers superb additional living/ dining space and has French doors straight out to the rear garden.

The garden is fully enclosed, and comprises a timber workshop with power and light connected, as well as laminate flooring fitted. The remaining garden is laid to patio for ease of maintenance, and there is a rear gate for independent access.

Upstairs the landing has a built in cupboard which houses the gas fired combi boiler, which was recently installed in October of 2021. There is also a ceiling hatch for access in to the loft space.

The landing opens to the two bedrooms and shower room, the master bedroom is located at the front of the home and has

two windows to the front aspect allowing for lots of natural light to come through.

The second bedroom, used by the current owners as a home office, has a window to the rear aspect looking over the rear garden. The shower room completes the accommodation and has also been recently upgraded. The modern suite comprises a walk in shower cubicle, W.C, wash hand basin and heated towel rail. The shower room has a frosted window to the rear.

All in all this superb home must be viewed! Contact Molyneux Estate Agents of Brandon to arrange.

## Measurements

Entrance Hall

Lounge - 14' 7" x 10' 6"

Kitchen/ Diner - 13' 4" x 8' 1"

Conservatory - 11' 6" x 9' 6"

Stairs to first floor landing

Bedroom 1 - 13' 4" max x 11' 2" max

Bedroom 2 - 11' 10" max x 7' 4"

Shower Room - 7' 1" max x 5' 8"

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.

Tel: 01842 818282

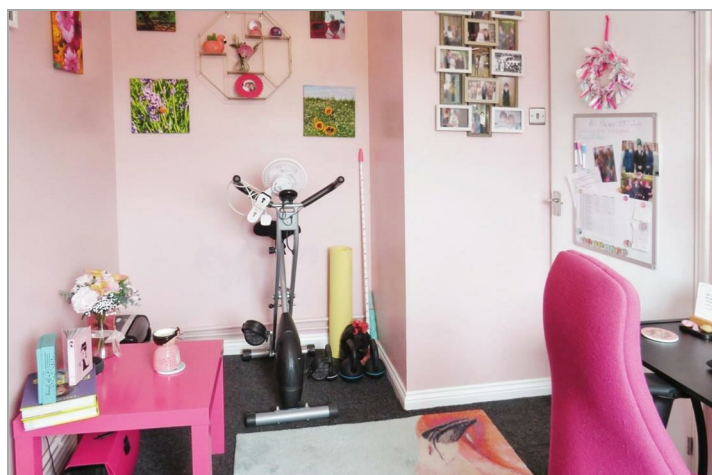
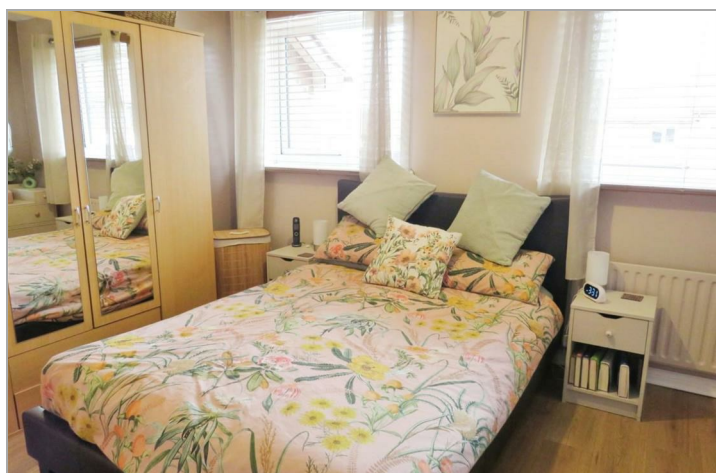
Whilst we intend to make our particulars as accurate as possible, measurements and statements are provided as a general guidance, they are not factual and should not be relied upon.

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.

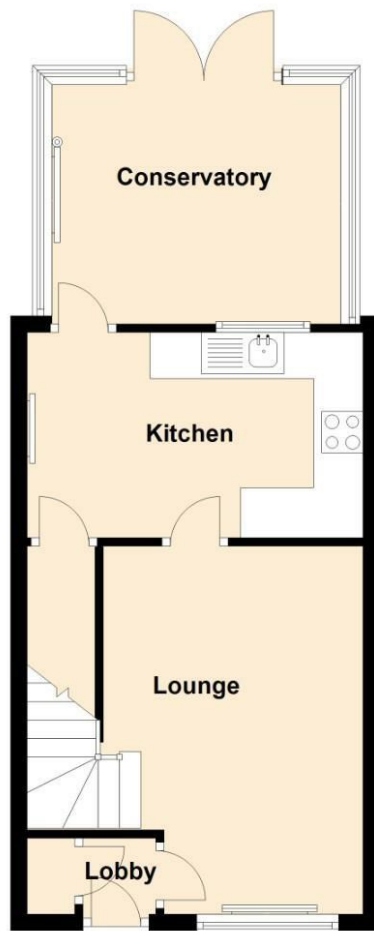
Items shown in photographs are not included unless they are detailed within the sales particulars. They may be available by separate negotiation. Please contact the agent with regards to this.

The Buyer is advised to obtain verification of the tenure from their Solicitor. The agent has not reviewed the title documents for this property.

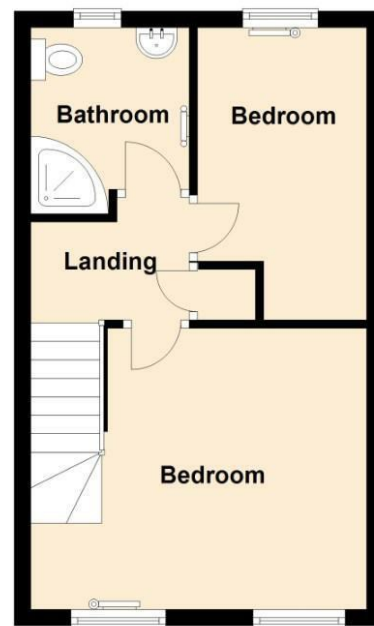




## Ground Floor

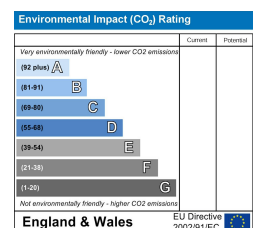
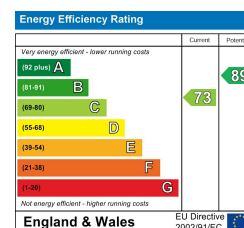


## First Floor



## 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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