

65 The Rookery - Guide Price £165,000

Brandon Suffolk IP27 0JZ



"Consistently providing outstanding service to our clients"

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The Property

A very well presented semi-detached bungalow located towards the edge of Brandon offered to the market with no onward chain.

Overview

A semi-detached bungalow situated towards the edge of town and is presented to a very good standard throughout. The accommodation on offer includes entrance porch, entrance hall, kitchen/breakfast room, lounge, two bedrooms and a modern family bathroom.

Outside there are enclosed gardens to both the front and rear. The property benefits from gas fired radiator heating and UPVC double glazing throughout. Additionally the property is offered for sale with the benefit of no onward chain. Early viewing is highly recommended to avoid disappointment.

In further detail the accommodation comprises:-

A part glazed UPVC door opens to:

Entrance Porch

Of UPVC construction; window to side; part glazed door to rear; laminate flooring; lighting; part glazed UPVC door to:

Entrance Hall

With vertical radiator; storage cupboard; loft access; doors to:

Features

- NO ONWARD CHAIN
- SEMI-DETACHED BUNGALOW
- LOCATED TOWARDS THE EDGE OF TOWN
- VERY WELL PRESENTED THROUGHOUT
- TWO BEDROOMS
- LOUNGE TO FRONT
- KITCHEN/BREAKFAST ROOM
- MODERN BATHROOM
- ENCLOSED REAR GARDEN
- GAS HEATING & EPC RATING - E

Kitchen/Breakfast Room

11'2" x 9'9"

With a fitted range of cream fronted Shaker style base units and drawers with wood block work surfaces over to two sides with matching upstands; inset white butler style sink with mixer tap and tiled splashback; space for cooker with with stainless steel splash back and modern extractor hood over; space for under counter fridge and washing machine; matching wall units; cupboard housing Vaillant gas combination boiler serving the domestic hot water and heating system; pantry cupboard housing electric consumer unit and meter; radiator; spot lighting; tiled flooring; windows to front and side.





Lounge

16'11" x 10'11"

With radiator; feature fireplace with tiled hearth and contemporary surround; laminate flooring; storage cupboard; heating controls; window to front.

Bedroom One

12'5" x 10'11"

With radiator; built in double wardrobe; window to rear.

Bedroom Two

9'3" x 7'10"

With radiator; window to rear.

Family Bathroom

Fitted with a modern white suite comprising panel enclosed bath with mixer tap, shower attachment and folding shower screen; pedestal wash hand basin with mixer tap; low level dual flush w.c; fully tiled walls; wall mounted fan heater; frosted window to side.

Outside

To the front of the property there is small garden predominantly laid to lawn enclosed by a low level picket style fence and a pathway leading to the front door.

The rear garden is fully enclosed by fencing and is predominantly laid to lawn with a selection of borders. Within the rear garden there is a brick built storage shed which has laminate flooring; power and light and window to side.



These sales particulars have been produced as a general guide only and we would draw to your attention that we have not carried out a detailed Survey of the property nor have we tested services, appliances or specific fittings. Whilst measurements and statements given within the details are provided in good faith, their accuracy should not be relied upon. If there are any points about which you may be uncertain or would like further clarification, we would suggest that you telephone this office and speak to our staff who will endeavour to assist you.

