



St. Benedicts Road

Brandon, IP27

Offers over £185,000



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Description

Molyneux Estate Agents are pleased to offer this end of terrace home, found within a sought after cul de sac position. Located adjacent to a bridle path that leads directly to Brandon High Street and its range of amenities and train station, the property would make an ideal first home or investment purchase!

The accommodation is found over two floors, with the lounge/ diner and kitchen found on the ground-floor, whilst upstairs there are two double bedrooms and the family bathroom. There is also a landing where this is both a built in cupboard housing the hot water tank, and a ceiling hatch for access in to the loft space.

The lounge/ diner enjoys an attractive bay window to the front aspect, whilst the kitchen is found at the rear and has both a window and door opening to the garden. The kitchen includes a range of fitted wall and base units with worktop over, a built in eye level oven plus inset hobs with extractor above, and an inset sink and drainer. There is space for a fridge-freezer and washing machine.

The master bedroom has a window to the front of the home and boasts built in wardrobe space, whilst the second bedroom has a window looking over the rear garden. The family bathroom comprises a bath with shower over, W.C, wash hand basin and a frosted window to the rear.

Externally the property includes two allocated parking spaces found to the front of the home, with extra potential parking space also available to the side. A side gate gives access to the side and rear garden which is laid to a combination of bark-chippings and shingle, for ease of maintenance. There are two areas of decking, idea for a table and chairs, plus two timber sheds. The pond feature (and fish) are not included with the sale!

An internal viewing is highly recommended, contact Molyneux Estate Agents of Brandon to arrange.

Measurements

Lounge/ Diner - 15' 2" x 12' 6" max

Kitchen - 12' 5" x 7' 8"

Stairs to first floor landing

Bedroom 1 - 12' 5" max x 9' 4" plus built in wardrobes

Bedroom 2 - 11' 8" x 6' 4"

Bathroom - 7' 6" max x 5' 10"

Council Tax Band - B

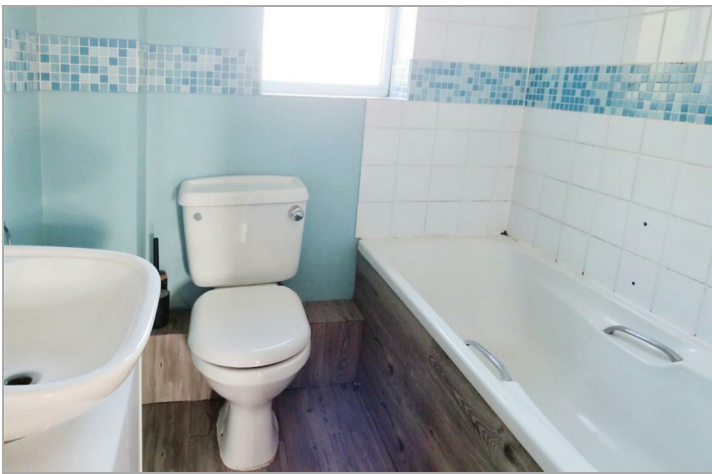
Molyneux Estate Agents has not tested any fixtures and fittings, services or appliances in this property and cannot guarantee that they are in working order. Whilst we intend to make our particulars as accurate as possible, measurements and statements are provided as a general guidance, they are not 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.

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





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	A		89
(92-94)	B		
(85-89)	C		
(55-84)	D		56
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ 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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