



# St. Benedicts Road

Brandon, IP27

Price £230,000





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## Description

This DETACHED BUNGALOW is well situated within a SOUGHT AFTER position and includes a GAS FIRED CENTRAL HEATING SYSTEM as well as sealed unit UPVC windows and doors throughout.

Brandon is a sought after market town with good road links to larger towns and cities such as Bury St Edmunds, Cambridge and Norwich. There is a nearby High Street and market square with a range of local amenities to include a butchers, bakery, GP, dental surgery and much more. Brandon also offers a train station, leisure centre and country park, as well as being within close proximity to the popular Thetford Forest, ideal for cyclists, walkers and general explorers! A useful bridle path is located nearby the bungalow with several access points along St Benedict's Road and provides a pleasant walkway from the property to the town centre, whilst there is also a convenience store within easy reach on the Thetford Road.

Internally the bungalow comprises a welcoming entrance porch which provides ample space to remove coats and shoes. There is also a lounge and CONSERVATORY, fully fitted kitchen, a family bathroom and TWO DOUBLE BEDROOMS.

The kitchen offers a range of wall and base level units, stainless steel sink and drainer, space for a cooker, fridge freezer, washing machine and undercounter fridge or freezer as well as a pantry storage cupboard which also houses the wall mounted gas boiler. The bathroom concludes the internal accommodation and comprises W.C, wash hand basin and a bath with shower attachment over.

Outside the bungalow is approached by a generous sized block paved driveway which provides ample off street parking as well as a side access gate into the rear garden. The rear garden includes a large timber shed and workshop which both benefit from power and light as well as a modern patio which is ideal for seating and entertaining. The remainder of the

garden has been laid to lawn for ease of maintenance and there are outside sockets on the rear wall of the property.

## Measurements

Entrance Porch - 4'10" x 3'11"

Lounge - 13'4" x 11'5"

Conservatory - 9'7" x 9'4"

Kitchen - 11'10" max x 11'4" max

Bedroom - 11'1" x 10'9"

Bedroom - 11'2" max x 9'5" max

Bathroom - 6'8" x 5'6"

## Agents Note

Council Tax Band - West Suffolk, 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.

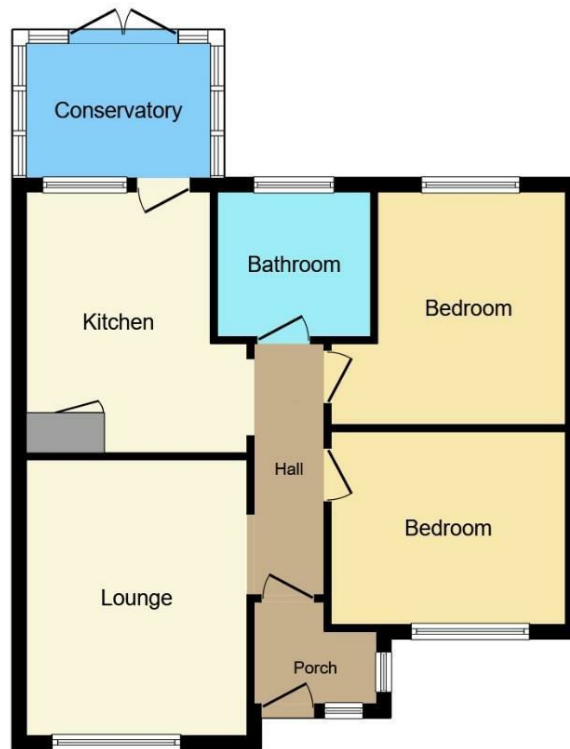
Whilst we intend to make our particulars as accurate as possible, measurements and statements are provided as a general guidance, they are not factual and should not be relied upon. Before ordering any carpets or built in furniture please contact the agent to verify any specific measurements. Floor plans 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



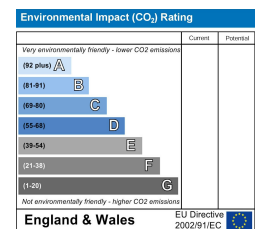
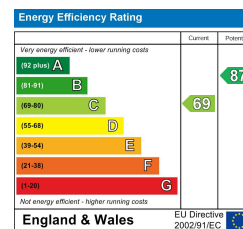


Floor Plan

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

## 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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