



## St Benedicts Road, BRANDON

Suffolk

FREEHOLD

£180,000



## St Benedicts Road, BRANDON, Suffolk, IP27 0UP

£180,000 Freehold

A modern two bedroom mid terraced home with garage located towards the outskirts of town yet offering convenient access to the towns amenities and equally Thetford forest and offered to the market Chain Free. Ideal first time or investment purchase.



## SITUATION LOCATION

A wonderful opportunity to acquire this modern terraced home, located towards the outskirts of this well served market town yet offering easy access to the towns amenities and also access to Thetford Forest.

The property benefits from well laid out accommodation to include, lounge, kitchen/diner, two bedrooms as well as a bathroom suite. Further benefits include gas fired central heating and Upvc double glazing throughout. A particular feature of the property is the garage en-block.

Offered to the market Chain Free with viewings recommended as the property presents itself as an ideal first time or investment purchase.

Brandon is a small West Suffolk town situated in the heart of the Breckland and the Thetford pine forest. It has a range of shops catering for most day-to-day needs; churches; schools and other facilities including a modern sports complex. Brandon railway station is on the Norwich-Ely line; from Ely connections can be made to services to London, the Midlands and the North. The larger town of Thetford is only six miles away with a sports centre with an indoor swimming and leisure pool complex and a range of other sporting and social clubs and amenities.

## ENTRANCE PORCH

Upvc double glazed entrance door, electric heater, laminate flooring.

## LOUNGE 15' 1" x 12' 6" (4.61m x 3.82m)

Upvc double glazed window, laminate flooring, two radiators, staircase to first floor.

## KITCHEN/DINER 12' 6" x 7' 10" (3.82m x 2.41m)

Fitted with a range of matching wall and floor cupboard units with work surfaces over incorporating a single drainer stainless steel sink unit, built in electric oven and hob with extractor hood over, plumbing for automatic washing machine, radiator, Upvc double glazed window and door to rear garden, ceramic tiled floor.

## STAIRCASE LEADING FROM LOUNGE TO FIRST FLOOR

## LANDING

Fitted carpet, airing cupboard with insulated copper cylinder and immersion heater.

## BEDROOM ONE 9' 4" extending to 12'5" x 11' 6" (2.86m extending to 3.8m x 3.53m)

Radiator, Upvc double glazed window, fitted carpet.

## BEDROOM 2 11' 8" x 6' 4" (3.58m x 1.95m)

Radiator, Upvc double glazed window, fitted carpet.

## BATHROOM

Panelled bath with electric shower over, shower screen, pedestal washbasin, W.C, fully tiled walls, heated towel rail, ceramic tiled floor, Upvc double glazed window.

## OUTSIDE

There are gardens to the front and rear. The pleasant rear garden is mainly paved with some artificial lawned areas and includes a timber garden shed as well as various bushes and trees. There is a brick and tiled GARAGE in a block adjacent to the neighbouring properties with a driveway to the front. This has an up and over door as well as a door at the rear which gives access to a passage way which leads to the rear garden.

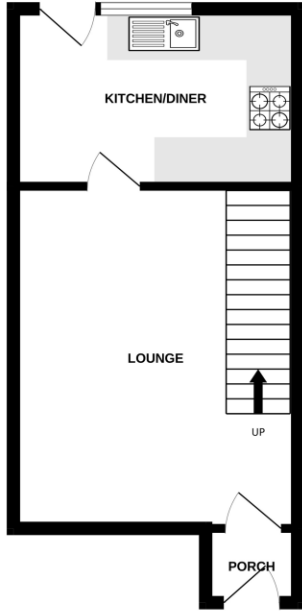
## COUNCIL TAX BAND B

## EPC RATING C

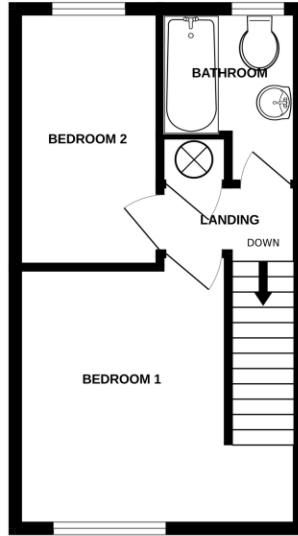
**SERVICES** Mains electric, water, sewerage. Gas central heating.



GROUND FLOOR  
302 sq.ft. (28.1 sq.m.) approx.



1ST FLOOR  
289 sq.ft. (26.8 sq.m.) approx.



TOTAL FLOOR AREA: 591 sq.ft. (54.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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