



ST. BENEDICTS ROAD

BRANDON, IP27 0DP

£190,000

FREEHOLD

Chilterns



# ST. BENEDICTS ROAD

BRANDON, IP27 0DP

Chilterns

This established detached two bedroom bungalow occupies a pleasant location backing onto a quiet drove with easy access to the town and surrounding country side. Although the bungalow benefits from gas heating and Upvc double glazing, the fixtures and fittings are generally dated and the property is now in need of updating and improvement.

**SITUATION LOCATION** Forming part of an established development of bungalows situated on the eastern side of the town, this detached two bedroom bungalow occupies a pleasant location with enclosed gardens to the front and rear. A brick paved driveway provides good parking and there is a good sized garage/workshop.

Although the bungalow has been improved and updated over the years, benefitting from gas heating and Upvc double glazing, in general the fixtures and fittings are dated and the property is now in need of refurbishment and modernisation. The property benefits from backing on to Gas House Drove, a picturesque bridleway that extends from the town centre all the way to Santon Downham and provides a lovely walk into the surrounding countryside, ideal for lovers of wild life, cycling and dog walking.

The sale of this property represents an ideal opportunity to those seeking a home that can be improved and modernised to ones own tastes and early viewings are recommended.









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 HALL

With UPVC sealed unit double glazed entrance door; radiator; ceramic tiled floor; access to loft space.

### LOUNGE 15' 7" x 11' 5" (4.75m x 3.49m)

Fitted gas fire with back boiler (serving central heating and domestic water), Yorkstone surround and hearth; UPVC sealed unit double glazed leaded light window; radiator (currently disconnected); wall mounted air conditioning unit; laminate flooring.

### KITCHEN 13' 2" x 8' 6" (4.02m x 2.60m)

Range of wall and floor cupboard units with work surfaces over incorporating double bowl stainless steel sink unit with tap; plumbing for washing machine; space for cooker and fridge freezer; part pine panelling to walls and part pine panelled ceiling; part tiling; radiator; airing cupboard with insulated copper cylinder and immersion heater; UPVC sealed unit double glazed window; ceramic tile floor; larder cupboard; UPVC seal unit double glazed door to outside.

### BEDROOM ONE 13' 3" x 9' 10" (4.05m x 3.01m)

UPVC sealed unit double glazed leaded light window; radiator; two built-in wardrobe cupboards with inset dressing table and storage above; laminate flooring.









**BEDROOM TWO** 9' 11" x 8' 7" (3.04m x 2.63m)  
UPVC sealed unit double glazed window; radiator;  
laminate flooring.

**SHOWER ROOM** 6' 5" x 5' 5" (1.98m x 1.67m)  
Walk-in shower area with plumbed in shower over;  
wash basin and W.C; chrome heated towel rail; fully  
tiled walls and floor; UPVC sealed double glazed  
window.

### **OUTSIDE**

The gardens are to the front and rear. The rear garden  
is enclosed and mainly paved with beds and borders  
containing various shrubs and bushes. There are two  
timber garden sheds.

The front garden is retained by a low block work wall  
and is mainly shingled with various ornamental shrubs  
and bushes. A brick paved driveway leads to the:

**ATTACHED BRICK GARAGE/WORKSHOP** 31' 10" x  
8' 2" (9.71m x 2.50m) With up and over door, side door  
to rear garden.

### **SERVICES**

All mains Services are connected. Mains Drainage.  
Gas Central Heating.

### **ENERGY RATING**

C

### **COUNCIL TAX BAND**

Band B

### **SOLAR VOLTAIC PANELS**

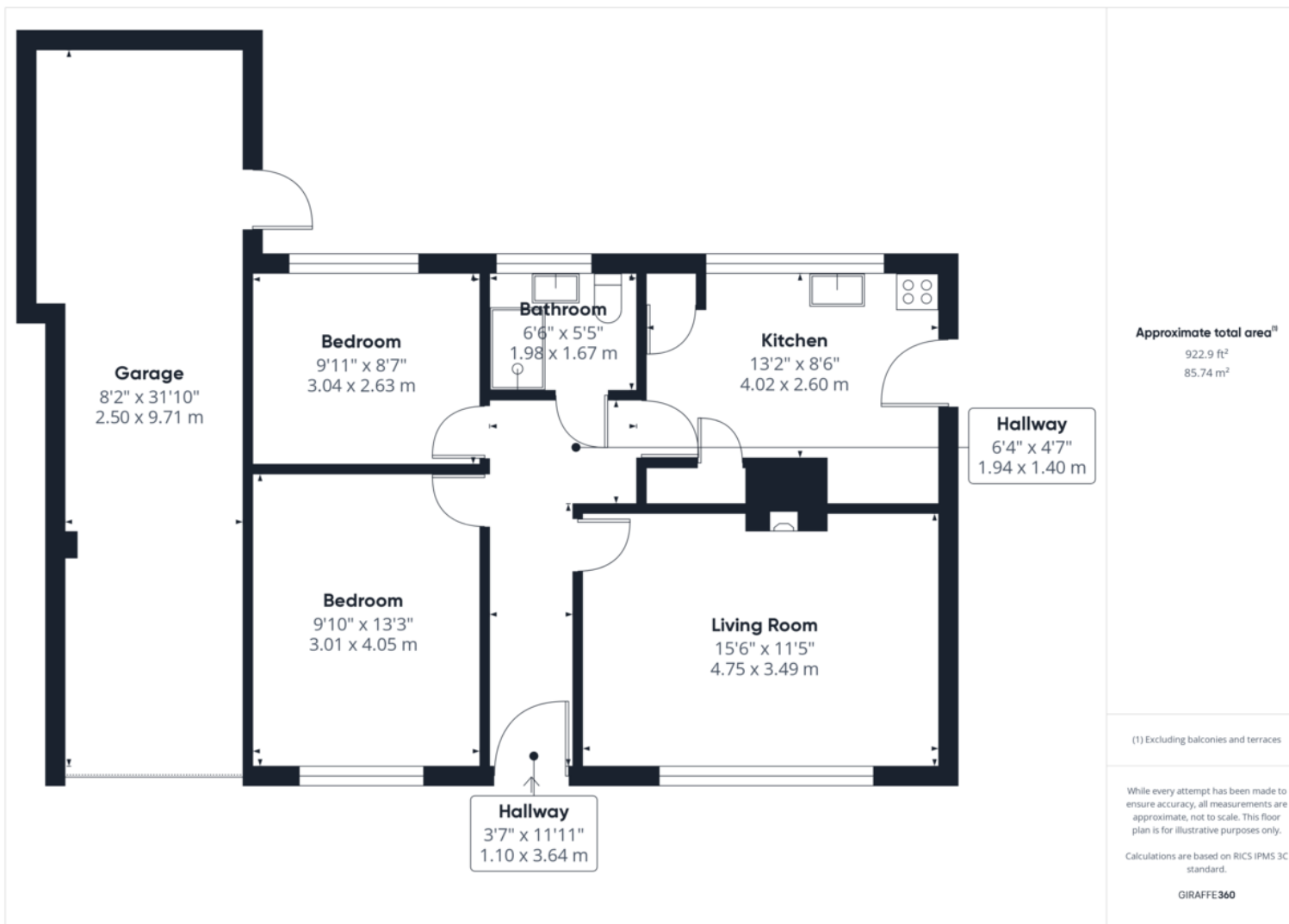
Solar panels are fitted to the roof. We understand that  
the panels are under a lease.











Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B		
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Energy efficiency chart

**Chilterns**



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